Shopping & Local Centres SPD Monitoring 2022
Local Centre Health Checks

| Centre | Current Hierarchy Classification | No. of Units in Centre | No. of Vacant Units and % Rate | No. of Class E(a) Retail Units and % Rate in PSA | No. of National Multiple Retailers and % Rate | No. of Charity Shops in Centre and % Rate | No. of Evening Economy Uses in Centre and % Rate | No. of Class SG(r) Hot Food Takeaways in Centre and % Rate | Convenience Retail and % Rate | Comparison Retail and % Rate | Service Sector and % Rate | Convenience Store(s) | Post Office | Pharmacy | Bank or ATM | Environmental Quality | | | | | | | | | | Public Transport Accessibility | | Pedestrian and cycle accessibility | | Parking accessibility | | Comments | Boundary Recommendation | Policy Recommendation |
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| | | | | | | | | | | | | | | | | Condition and presence of lighting and street furniture | Condition of footways and public spaces | Anti Social Behavior | | | | | | Condition of Shop Fronts | Heritage designations | Quality and frequency of bus and train services | Condition and presence of bus stops, shelters etc | Cycle provision | Pedestrian environment | On Street Parking | Off Street Parking | | | |
| | | | | | | | | | | | | | | | | | | Street Drinking | Pavement parking causing obstruction | Begging | drug use/ dealing | Graffiti | Litter / Fly Tipping | | | | | | | | | | |
| Balsall Heath | Local Centre | 75 | 5 (6.67%) | 12 (44.44%) | 4 (5.33%) | 0 (0%) | 39 (52%) | 7 (9.33%) | 9 (12%) | 19 (25.3%) | 21 (28%) | Yes | No | Yes | No | Moderate | Moderate | No | No | Yes | No | Yes | Yes | Moderate | Yes | Good | Moderate | Poor | Moderate | Yes | Yes | Vitality & viability are stable, although no post office, bank or ATM.<br>Good local convenience provision.<br>Very active evening economy. | No changes. | No change. |
| Boldmere | Local Centre | 92 | 3 (3.26%) | 52 (57.78%) | 17 (15.64%) | 6 (5.52%) | 22 (20.24%) | 3 (3.26%) | 9 (9.78%) | 36 (39.13%) | 47 (51.09%) | Yes | Yes | Yes | Yes | Good | Good | No | No | No | No | No | No | Good | No | Good | Good | Moderate | Good | Yes | Yes | Vitality & viability are stable, although no bank branch.<br>Good local convenience provision.<br>Good evening economy. | No significant changes. Boundary redrawn accurately. | No change. |
| Bordesley Green | Local Centre | 64 | 3 (4.69%) | 23 (69.70%) | 4 (6.25%) | 0 (0%) | 20 (31.25%) | 6 (9.38%) | 7 (10.94%) | 25 (30.06%) | 33 (51.56%) | Yes | No | Yes | Yes | Poor | Poor | Yes | Yes | No | Yes | Yes | Yes | Poor | Yes | Good | Poor | Poor | Poor | No | No | Whilst the centre has limited vacancies and a mix of uses the poor environmental quality and number of non-town centre uses means the centre is in poor health. The investment and redevelopment identified through the adopted AAP are needed in order to ensure the long-term vitality and viability of this centre. | Suggest given the opportunity for change and the recently adopted AAP the boundary remains the same. If the boundary is to be changed suggest the red line could be drawn closer around the Aldi scheme now that is complete, and the PSA amended to remove the car parking off Victoria street as this does not seem to be public car parking. | No change. |
| College Road | Local Centre | 29 | 1 (3.45%) | 9 (45%) | 3 (10.34%) | 0 (0%) | 9 (31%) | 5 (17.24%) | 2 (6.9%) | 13 (44.82%) | 9 (31.04%) | Yes | No | Yes | No | Poor | Moderate | No | No | No | No | Yes | No | Moderate | Yes | Moderate | Moderate | Poor | Moderate | Yes | Yes | Vitality & viability are stable, although no post office, bank or ATM.<br>Good local convenience provision.<br>Evening economy meets local needs. | No significant changes. Boundary redrawn accurately. | No change. |
| Cotteridge | Local Centre | 129 | 10 (7.75%) | 51 (53.68%) | 21 (16.27%) | 5 (3.87%) | 29 (22.48%) | 12 (9.3%) | 14 (10.85%) | 48 (37.21%) | 60 (46.51%) | Yes | Yes | Yes | Yes | Moderate | Moderate | No | No | No | No | Yes | No | Moderate | Yes | Good | Moderate | Poor | Moderate | Yes | Yes | Vitality & viability are stable, although no bank or ATM.<br>Moderate local convenience provision for its size.<br>Moderate evening economy.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Dudley Road | Local Centre | 144 | 16 (11.11%) | 75 (68.81%) | 6 (4.17%) | 0 (0%) | 45 (31.25%) | 18 (12.5%) | 24 (16.67%) | 42 (29.17%) | 64 (44.45%) | Yes | Yes | Yes | Yes | Poor | Moderate | No | Yes | No | No | Yes | Yes | Poor | Yes | Good | Poor | Poor | Moderate | Yes | No | Vitality and viability are stable.<br>Good local convenience provision.<br>Good evening economy. | No changes. | No change. |
| Frankley | Local Centre | 12 | 3 (25%) | 7 (63.64%) | 2 (16.67%) | 0 (0%) | 2 (16.67%) | 1 (8.33%) | 1 (8.34%) | 2 (16.67%) | 9 (75%) | Yes | Yes | Yes | Yes | Moderate | Poor | No | No | No | No | No | Yes | Moderate | No | Poor | Good | Moderate | Moderate | No | Yes | Precinct is in a poor and deteriorating condition despite fairly recent investment. Large car park and service areas to front and rear are underused. Whole site could be considered for future redevelopment to make better use of land and due to its poor condition.<br>The centre is too small in terms of units to feature in the centres hierarchy, but its retail and administrative functions and lack of other facilities nearby mean it has a significant local importance. | No changes. | No change. |
| Glebe Farm | Local Centre | 43 | 2 (4.65%) | 18 (75%) | 4 (9.3%) | 0 (0%) | 12 (27.9%) | 6 (13.95%) | 11 (25.58%) | 11 (25.58%) | 21 (48.84%) | Yes | Yes | Yes | Yes | Moderate | Moderate | No | Yes | No | No | No | Yes | Moderate | No | Poor | Good | Moderate | Moderate | Yes | Yes | Vitality and viability appear to be generally good, with few vacant units and high levels of activity.<br>There is a limited range of uses however with a predominance of convenience retail, no banking facilities and almost no evening and night time uses.<br>It is performing quite well however when compared to other centres in the city and it is clearly continuing to serve local needs. | Consider removing the former community centre site to the north as it was demolished some years ago and is now used as a car valeting facility. Consider also extending the boundary south to include Church Lane Doctors Surgery and the adjoining Change Grow Live Hub. Possible inclusion 111 Church Lane Drug & Alcohol rehab next to Drs Surgery? | No change. |
| Green Lane | Local Centre | 54 | 5 (9.26%) | 42 (77.78%) | 0 (0%) | 0 (0%) | 6 (11.11%) | 3 (5.56%) | 3 (5.56%) | 22 (40.74%) | 23 (42.59%) | Yes | No | Yes | Yes | Poor | Moderate | No | Yes | No | No | Yes | No | Poor | Yes | Good | Poor | Moderate | Moderate | Yes | Yes | Despite the poor condition of some shopfronts vitality & viability are stable, although no post office or bank.<br>Good local convenience provision.<br>Evening economy meets local needs.<br>Possible boundary change would increase centre size and offer. | Extend to include Hob Moor Rd area? Possible 2-3 part boundary? | |
| Hall Green | Local Centre | 88 | 0 (0%) | 39 (47.56%) | 14 (15.9%) | 2 (2.23%) | 21 (23.86%) | 8 (9.09%) | 12 (13.63%) | 35 (39.77%) | 42 (47.73%) | Yes | No | Yes | Yes | Good | Good | No | No | No | No | No | No | Good | Yes | Good | Good | Moderate | Good | Yes | Yes | Vitality & viability are stable, although no bank branch.<br>Good local convenience provision.<br>Good evening economy.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Hawthorn Road | Local Centre | 61 | 3 (4.92%) | 32 (52.46%) | 12 (19.67%) | 3 (4.91%) | 12 (19.67%) | 4 (6.56%) | 7 (11.48%) | 21 (34.43%) | 31 (50.82%) | Yes | No | Yes | Yes | Moderate | Moderate | No | Yes | No | No | No | No | Moderate | No | Good | Good | Poor | Moderate | Yes | Yes | Busy Local Centre. Vitality & viability are stable, although no post office.<br>Good local convenience provision.<br>Evening economy meets local needs.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Hay Mills | Local Centre | 80 | 13 (16.25%) | 39 (57.35%) | 3 (3.75%) | 0 (0%) | 21 (26.25%) | 7 (8.75%) | 8 (10%) | 32 (40%) | 29 (36.25%) | Yes | No | Yes | Yes | Poor | Moderate | No | No | No | No | No | No | Moderate | Yes | Good | Good | Moderate | Moderate | Yes | Yes | The centre is in fair to poor health due to the number of vacant units and lack of community facilities, such as a bank or post office. Whilst some efforts have been made to enhance the environmental quality of the centre, the dominance of the road network and vacant units impact on the centres vitality. | Extend to include Asda Store Small Heath and Heybarnes Retail Park? Charis suggests the boundary remains the same. Given the location on the other side of Coventry Road Heybarnes Retail Park is unlikely to have a functioning relationship with the local centre. It is neither physically nor visually well linked. Asda is even further segregated by the roundabout. The retail park should continue to be treated as an out-of-centre location. Whilst the two retail destinations are likely to impact on the health of the local centre, there is limited potential for link trips and unlikely to be benefits from increasing the centre boundary to include them. | No change. |
| Highfield Road | Local Centre | 51 | 4 (7.84%) | 24 (60%) | 6 (11.76%) | 0 (0%) | 8 (15.69%) | 2 (3.92%) | 4 (7.84%) | 17 (33.34%) | 25 (49.01%) | Yes | Yes | No | Yes | Good | Good | No | No | No | No | No | No | Good | Yes | Good | Good | Moderate | Good | Yes | Yes | Vitality & viability are stable, although no bank branch or pharmacy<br>Good convenience retail.<br>Good local convenience provision.<br>Good evening economy. | Boundary around Aldi & car park needs redrafting. | No change. |
| Highgate | Local Centre | 28 | 5 (17.86%) | 16 (61.54%) | 2 (7.14%) | 0 (0%) | 5 (14.7%) | 5 (17.86%) | 7 (25%) | 5 (17.86%) | 10 (35.71%) | Yes | Yes | No | Yes | Good | Moderate | No | No | No | No | No | Yes | Moderate | No | Good | Good | Moderate | Moderate | Yes | Yes | The centre is stable. The number of vacancies mixed with the poor-quality built form and environmental quality mean the centre is not as vibrant as it could be, however it serves its local community well with a good mix of retail, services and community uses. | No changes. | No change. |
| Ivy Bush | Local Centre | 49 | 9 (18.37%) | 14 (35.9%) | 4 (7.8%) | 0 (0%) | 27 (55.1%) | 6 (12.24%) | 8 (16.33%) | 4 (8.16%) | 28 (57.14%) | Yes | Yes | No | Yes | Good | Moderate | No | No | No | No | No | Yes | Moderate | Yes | Good | Good | Moderate | Good | Yes | Yes | The high vacancy rate is a concern but there has been a decrease in the vacancy rate from previous years. The centre has evolved into a focus on late night uses benefitting from its proximity and location as a key route into the City Centre. | No changes. | No change. |
| Jewellery Quarter | Local Centre | 210 | 17 (8.1%) | 136 (71.2%) | 6 (2.86%) | 0 (0%) | 9 (4.29%) | 2 (0.95%) | 5 (2.38%) | 125 (59.52%) | 59 (28.09%) | Yes | Yes | No | Yes | Good | Good | No | No | No | No | No | Yes | Moderate | Yes | Good | Moderate | Poor | Good | Yes | Yes | Unique composition and nature due to the historic use as a centre for the Jewellery Trade Some local convenience provision and evening economy.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Kings Norton Green | Local Centre | 41 | 0 (0%) | 19 (52.78%) | 6 (14.63%) | 2 (4.89%) | 7 (17.07%) | 1 (2.44%) | 4 (9.75%) | 9 (22%) | 28 (68.25%) | Yes | Yes | Yes | Yes | Good | Good | No | No | No | No | No | No | Good | Yes | Moderate | Poor | Moderate | Good | Yes | No | Vitality & viability are very stable with no vacancies.<br>Adequate local convenience provision for its size.<br>Good evening economy.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Kingsbury | Local Centre | 57 | 6 (10.53%) | 30 (52.63%) | 10 (17.54%) | 0 (0%) | 20 (35.09%) | 7 (12.28%) | 10 (17.54%) | 19 (33.33%) | 27 (47.37%) | Yes | No | Yes | Yes | Poor | Moderate | No | No | No | No | Yes | Yes | Poor | No | Good | Poor | Poor | Moderate | Yes | No | Vitality & viability are stable, although vacancy rates are higher than most local centres.<br>Good convenience shopping provision.<br>Good evening economy. | Extend south across Kingsbury Road to include HSS Hire, Screwfix, Tile Giant etc? | No change. |

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| Kingstanding Circle | Local Centre | 72 | 20 (27.78%) | 41 (58.57%) | 17 (23.36%) | 1 (1.4%) | 14 (19.44%) | 5 (6.94%) | 8 (11.11%) | 24 (33.33%) | 24 (33.33%) | Yes | Yes | Yes | Yes | Moderate | Moderate | No | No | No | No | No | No | Good | Yes | Good | Moderate | Moderate | Moderate | Yes | Yes | Vitality & viability are stable. Busy local centre with pending Lidl retail development.<br>Good local convenience provision.<br>Good evening economy.<br>Good public transport accessibility. | New development to SW of circle? Exclude - residential. Update 2021/05104/PA - Application for the clearance of the existing shopping centre and public house and the erection of a new build supermarket (use class Ea) as well as commercial units (sui generis) together with creation of associated parking, servicing and landscaping 23/1/2023 | No change. |
| Ladypool Road | Local Centre | 189 | 7 (3.7%) | 99 (54.1%) | 3 (1.59%) | 4 (2.12%) | 81 (42.9%) | 10 (5.29%) | 16 (8.47%) | 78 (41.27%) | 91 (48.15%) | Yes | Yes | Yes | Yes | Poor | Moderate | No | Yes | No | No | Yes | Yes | Moderate | No | Poor | Poor | Poor | Moderate | Yes | No | Despite moderate condition of shop fronts / pedestrian environment and lack of public transport the lower than average vacancy rate would indicate that vitality & viability are stable possibly due to location and role in Balti Triangle.<br>Good local convenience provision.<br>Evening economy meets needs of wider area.<br>No change to hierarchy position, minor boundary changes. | Include 218 Highgate road and adjacent Conference centre ?, add 3-13 Oldfield Road, add 195-201 Ombersley road, Clifton road BCC car park? | |
| Lea Village | Local Centre | 41 | 3 (7.32%) | 23 (57.5%) | 4 (9.76%) | 1 (2.44%) | 13 (31.07%) | 8 (19.51%) | 4 (9.76%) | 13 (31.7%) | 22 (53.66%) | Yes | Yes | Yes | Yes | Moderate | Good | No | Yes | No | No | Yes | Yes | Moderate | No | Good | Good | Moderate | Moderate | Yes | Yes | Generally good vitality and viability. It is clear that the uses in the centre are well used and there are low levels of vacancy. There are high numbers of hot food takeaways which might detract from it having a positive evening and night time economy.<br><br>The physical environment of the centre is the biggest detractor, with the predominance of the road junction, car parking and hard landscaping making the centre feel quite dispersed and disconnected. This has a detrimental effect on some of the more fringe areas of the centre, particularly along the northern and southern stretched of Lea Village Road.<br><br>The block in the south western corner is of a particularly poor quality. Whilst this is clearly occupied by a doctors surgery and a charity shop it is dominated by inactive frontages and could benefit from redevelopment or refurbishment.<br><br>The Pump is an extremely positive asset to the centre. Overall the centre boundaries appear to remain appropriate. | No changes. | No change. |
| Lozells | Local Centre | 110 | 2 (1.82%) | 62 (62.63%) | 4 (3.64%) | 0 (0%) | 24 (21.82%) | 12 (10.91%) | 22 (20%) | 28 (24.45%) | 60 (54.55% | Yes | Yes | Yes | Yes | Poor | Poor | No | No | No | No | Yes | Yes | Moderate | Yes | Moderate | Moderate | Poor | Poor | Yes | Yes | Vitality & viability are stable, although pedestrian environment poor.<br>Good local convenience provision.<br>Active evening economy.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Moseley | Local Centre | 135 | 16 (11.85%) | 43 (50%) | 17 (12.59%) | 3 (2.22%) | 42 (31.11%) | 6 (4.44%) | 11 (8.15%) | 39 (28.89%) | 66 (48.89%) | Yes | Yes | Yes | Yes | Good | Good | Yes | No | No | No | No | No | Good | Yes | Good | Moderate | Poor | Good | Yes | Yes | Busy large Local Centre.<br>Vitality & viability are stable, although no bank branch presence.<br>Good local convenience provision.<br>Evening economy meets wider than local needs – Moseley is an evening and weekend destination for food, drink and cultural activity. | Current boundary to the north - too extensive & includes a lot of residential property? Reduce to around 89/112 Moseley Rd? However, this could isolate office and other centre uses at the northern end of the centre. Residential is one side of Alcester Road only. | Potential move up hierarchy to District Centre Centre? |
| Newtown | Local Centre | 23 | 1 (4.35%) | 16 (69.57%) | 9 (39.13%) | 1 (4.35%) | 5 (21.74) | 1 (4.35%) | 8 (34.78%) | 7 (30.43%) | 5 (21.74%) | Yes | Yes | No | Yes | Good | Good | No | No | No | No | No | No | Good | No | Good | Good | Good | Good | Yes | Yes | Well maintained and popular centre serving local needs, the vacant pool and leisure centre are a blight on the area although they are sufficiently removed from the centre to have much effect apart from the obvious loss of footfall. | No changes. | No change. |
| Olton Boulevard (Fox Hollies) | Local Centre | 61 | 1 (1.64%) | 38 (62.3%) | 5 (8.2%) | 0 (0%) | 23 (37.7%) | 9 (14.75%) | 7 (11.48%) | 22 (36.07%) | 31 (50.82%) | Yes | No | Yes | Yes | Moderate | Poor | No | Yes | No | No | Yes | Yes | Poor | No | Good | Moderate | Moderate | Moderate | Yes | Yes | Vitality & viability are stable, although no bank branch or Post Office.<br>Good convenience retail.<br>Good local convenience provision.<br>Good evening economy but an excess of hot food takeaways. | No changes. | No change. |
| Pelham | Local Centre | 86 | 4 (4.65%) | 54 (62.79%) | 1 (1.16%) | 0 (0%) | 27 (31.4%) | 11 (12.79%) | 12 (13.96%) | 31 (36.05%) | 38 (44.19%) | Yes | Yes | Yes | Yes | Good | Good | No | No | No | No | Yes | Yes | Good | No | Good | Good | Poor | Good | Yes | Yes | Large centre that provides a wide range of uses and services, which probably serve needs over a wider area than the immediate locality. Activity here is good as evident by the low number of vacant units. There are a range of evening and night time uses, as well as daytime uses.<br>Overall, the vitality and viability of this centre appears to be good. | Boundaries poorly plotted, do not align with base map. Addition of 94 Woodwells / 125 St Agathas Roads , 861 to 865 Alum Rock Road? | Consider moving up the hierarchy given the large size of this centre and its wide range of uses and activity? |
| Queslett * | Local Centre | 10 | 0 (0%) | 4 (40%) | 2 (20%) | 0 (0%) | 4 (40%) | 2 (20%) | 1 (10%) | 2 (20%) | 7 (70%) | Yes | Not in Bham | Yes | Yes | Moderate | Moderate | No | No | No | No | No | No | Moderate | No | Good | Good | Moderate | Good | Yes | Yes | Vitality & viability are stable. Busy local centre with a large Asda.<br>Good local convenience provision.<br>Good evening economy.<br>Good public transport accessibility.<br>No change to hierarchy position or boundaries. | Boundary only drawn for area within Birmingham. Worth showing a whole centre boundary as well for illustrative purposes only? | No change. |
| Queslett (whole centre) | | 29 | 0 (0%) | | 4 (13.79%) | 0 (0%) | 7 (24.14%) | 3 (10.34%) | 4 (13.79%) | 10 (34.48%) | 14 (48.28%) | | | | | | | | | | | | | | | | | | | | | |
| Quinton | Local Centre | 13 | 1 (7.69%) | No PSA | 2 (15.39%) | 0 (0%) | 2 (15.39%) | 1 (7.69%) | 1 (7.7%) | 7 (53.84%) | 3 (23.07%) | Yes | Yes | Not in Bham | Not in Bham | Moderate | Poor | No | No | No | No | Yes | Yes | Moderate | No | Good | Moderate | Moderate | Moderate | Yes | No | Vitality and viability are stable. | Boundary only drawn for area within Birmingham. No changes.<br>Whole centre boundary and survey needed for illustrative purposes only, to be consistent with Queslett and Scott Arms. | No change. |
| Quinton (whole centre) | | 30 | 3 (10%) | No PSA | 7 (23.33%) | 0 | 9 (30%) | 3 (10%) | 4 (13.33%) | 6 (20%) | 17 (56.66%) | Yes | Yes | Not in Bham | Not in Bham | Moderate | Poor | No | No | No | No | Yes | Yes | Moderate | No | Good | Moderate | Moderate | Moderate | Yes | No | | See above. | |
| Robin Hood | Local Centre | 55 | 4 (7.27%) | 32 (62.75%) | 2 (3.64%) | 0 (0%) | 9 (16.36%) | 6 (10.91%) | 3 (5.45%) | 22 (40%) | 26 (47.72%) | Yes | No | Yes | No | Good | Moderate | No | No | No | No | No | No | Moderate | No | Good | Moderate | Good | Good | Yes | Yes | Vitality & viability are stable, although no bank branch or ATM.<br>Good convenience retail.<br>Good local convenience provision.<br>Good evening economy. | No changes. | No change. |
| Rookery Road | Local Centre | 122 | 11 (9.02%) | 83 (68.03%) | 5 (4.1%) | 0 (0%) | 22 (18.03%) | 9 (7.38%) | 30 (24.59%) | 36 (29.5%) | 47 (38.52%) | Yes | Yes | Yes | Yes | Poor | Moderate | No | Yes | No | No | Yes | Yes | Moderate | Yes | Good | Good | Poor | Moderate | Yes | No | Vitality & viability are stable.<br>Good local convenience provision.<br>Evening economy meets local needs.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Scott Arms * | Local Centre | 26 | 1 (3.85%) | 12 (46.15%) | 8 (30.77%) | 0 (0%) | 2 (7.7%) | 0 (0%) | 3 (11.53%) | 8 (30.77%) | 14 (53.85%) | Yes | Yes | Yes | Yes | Good | Good | No | No | Yes | No | No | Yes | Moderate | No | Good | Moderate | Poor | Moderate | Yes | Yes | Vitality & viability are stable.<br>Good local convenience provision.<br>Evening economy meets local needs.<br>No change to hierarchy position. Possible change to PSA boundary. | Boundary only drawn for area within Birmingham. Worth a whole centre boundary for illustrative purposes only? Match PSA to LC boundary. | No change. |
| Scott Arms (whole centre) | | 77 | 3 (3.9%) | 12 (15.6%) | 27 (35%) | 2 (2.6%) | 15 (19.5%) | 7 (9.1%) | 10 (12.99%) | 26 (33.77%) | 37 (48.05%) | | | | | | | | | | | | | | | | | | | | | |
| Shard End | Local Centre | 13 | 0 (0%) | 9 (64.29%) | 7 (53.85%) | 0 (0%) | 4 (6.13%) | 2 (15.38%) | 2 (15.38%) | 4 (30.77%) | 7 (53.84%) | Yes | Yes | Yes | Yes | Moderate | Good | No | No | No | No | Yes | No | Good | Yes | Moderate | Good | Moderate | Moderate | Yes | Yes | Shard End is a small high quality local centre that is well used and has high levels of activity.<br>The range of uses is reasonable, community uses in particular are well represented and there is decent convenience retail provision, mainly due to the Co-op. There are quite a few hot food takeaways for such a small centre but no other evening and night time uses.<br>There are no vacant units which is positive but it means that there are no opportunities for new businesses to locate in the centre.<br>Overall the vitality and viability of the centre appears to be good. | Some tidying up required to remove residential properties. | No change. |
| Short Heath | Local Centre | 41 | 3 (7.32%) | 19 (55.88%) | 8 (19.51%) | 0 (0%) | 14 (34.15%) | 5 (12.2%) | 7 (17.07%) | 11 (26.83%) | 22 (53.66%) | Yes | Yes | No | Yes | Poor | Poor | No | No | No | No | No | Yes | Moderate | Yes | Good | Moderate | Poor | Poor | Yes | No | Centre is in good health with a mix of uses, including a co-op food store and post office that meet the surrounding community's needs. Vacancies levels are low and whilst the public realm could benefit from investment the centre looks to be vibrant. | Amend boundary to remove the row of terrace housing along Marsh Hill as there are very few non-residential uses and the street is more suited to residential. | No change. |

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| Slade Road | Local Centre | 71 | 17 (23.94%) | 20 (50%) | 3 (4.23%) | 0 (0%) | 21 (29.58%) | 10 (14.08%) | 10 (14.08%) | 13 (18.31%) | 35 (49.3%) | Yes | Yes | No | Yes | Poor | Poor | No | Yes | No | No | No | Yes | Poor | Yes | Good | Moderate | Poor | Poor | Yes | No | The centre is in poor health, the high number of vacancies mixed with the poor built form and public realm impacts on the centre's vitality. | Question if 283 to 249 Slade Road should be removed from the boundary given the high number of residential uses. | No change. |
| Sparkbrook | Local Centre | 83 | 4 (4.82%) | 45 (60.81%) | 1 (1.2%) | 0 (0%) | 20 (24.1%) | 4 (4.82%) | 12 (14.46%) | 19 (22.89%) | 45 (54.22%) | Yes | No | Yes | Yes | Moderate | Moderate | No | Yes | No | No | No | No | Moderate | No | Good | Moderate | Poor | Moderate | Yes | No | Vitality & viability are stable, although no post office or bank.<br>Good local convenience provision.<br>Evening economy meets local needs.<br>No change to hierarchy position<br>Recommend boundary change to exclude new residential areas. | Removal of former PFS site north of Auckland road ,now 36 apartments (Simmonite House) and section between Auckland Road and Erasmus Road former brownfield now 15 dwellings. | |
| Sparkhill | Local Centre | 281 | 8 (2.85%) | 212 (80%) | 8 (2.85%) | 2 (0.71%) | 45 (16.02%) | 16 (5.69%) | 22 (7.8%) | 177 (62.99%) | 81 (28.82%) | Yes | Yes | Yes | Yes | Poor | Moderate | Yes | Yes | Yes | Yes | Yes | Yes | Moderate | Yes | Good | Moderate | Moderate | Moderate | Yes | Yes | Vitality & viability are stable.<br>Vacancy rates are lower than most local centres.<br>Good convenience shopping provision.<br>Good evening economy.<br>Potential extension of boundary and change to hierarchy position. | Extend south to include 554-558 Stratford Road. Possibly also 560-578. | Potential to elevate to District Centre – meets criteria? |
| Springfield | Local Centre | 167 | 8 (4.79%) | 107 (67.3%) | 2 (1.2%) | 1 (0.06%) | 36 (21.56%) | 15 (8.98%) | 33 (19.76%) | 67 (40.12%) | 64 (38.32%) | Yes | Yes | Yes | Yes | Moderate | Moderate | No | Yes | Yes | No | No | No | Moderate | Yes | Good | Good | Poor | Moderate | Yes | Yes | Vitality & viability are stable.<br>Good local convenience provision.<br>Evening economy meets local needs.<br>Potential change to hierarchy position and or boundaries. | Extend along Foremans Rd additional 30+ units | Potential to elevate to District Centre – if criteria changes? |
| Stechford | Local Centre | 42 | 1 (2.38%) | 23 (54.76%) | 1 (2.38%) | 0 (0%) | 12 (28.57%) | 5 (11.9%) | 5 (11.9%) | 21 (50%) | 16 (38.09%) | Yes | No | Yes | Yes | Moderate | Moderate | No | Yes | No | No | Yes | M | Moderate | No | Good | Good | Moderate | Moderate | Yes | Yes | Stechford is a small to mid-sized centre which has a reasonable level of activity. This might be due to the close proximity of the railway station which means that the northern part of the centre in particular has a relatively high footfall. Other parts of the centre away from the station and on side streets feel less active. Its transport links might mean that it serves slightly wider than local needs, although there is also a retail park to the north which is likely to soak up a large amount of these wider needs.<br>Overall the centre does seem to have a good level of vitality and viability but this does feel like it could easily be undermined if there is any drop in activity. | South - East due to demolition & relocation of Leisure Centre to edge of centre (include?). North west Nova training R.O. 161-163 Station road outside centre. Include Retail Park north of railway - consistent with Selly Oak? | No change. |
| The Radleys | Local Centre | 47 | 1 (2.13%) | 27 (62.79%) | 8 (17%) | 0 (0%) | 16 (34.04%) | 9 (19.15%) | 6 (12.77%) | 13 (27.66%) | 28 (59.57%) | Yes | Yes | Yes | Yes | Moderate | Good | No | Yes | No | Yes | No | No | Moderate | No | Good | Good | Moderate | Good | No | Yes | Vitality & viability are stable, although no bank branch.<br>Good local convenience provision.<br>Good evening economy.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Timberley | Local Centre | 25 | 5 (20%) | 15 (60%) | 8 (32%) | 3 (12%) | 5 (20%) | 4 (16%) | 3 (12%) | 10 (40%) | 8 (32%) | Yes | No | Not in Bham | No | Good | Good | No | No | No | No | No | No | Moderate | No | Good | Poor | Moderate | Moderate | Yes | Yes | Vitality & viability are stable, although no bank branch.<br>Good local convenience provision.<br>Good evening economy.<br>No change to hierarchy position or boundaries. | North end - possible inclusion of 1 Timberley Lane & 356 Bradford inside BCC but outside Centre Boundary. | No change. |
| Timberley (whole centre) | | 36 | 5 (18%) | 15 (41.66%) | 8 (22%) | 3 (8.3%) | 12 (33.33%) | 5 (18%) | 5 (18%) | 12 (33.33%) | 9 (25%) | Yes | No | Not in Bham | No | Good | Good | No | No | No | No | No | No | Moderate | No | Good | Poor | Moderate | Moderate | Yes | Yes | | See above. | |
| Tyseley | Local Centre | 21 | 0 (0%) | 17 (80.95%) | 0 (0%) | 0 (0%) | 1 (4.76%) | 1 (4.76%) | 1 (4.76%) | 18 (85.71%) | 2 (9.52%) | No | No | No | No | Poor | Poor | No | No | No | No | No | Yes | No | Poor | No | Moderate | Moderate | Moderate | Poor | Yes | Yes | Although vitality & viability are stable, there is no Post Office or bank/ATM.<br>No local convenience provision.<br>Evening economy would not meet local needs.<br>Recommend removal from Local Centres list. does not serve local needs. | | Remove from list |
| Villa Road | Local Centre | 80 | 7 (8.75%) | 30 (63.83%) | 3 (3.75%) | 0 (0%) | 19 (23.75%) | 9 (11.25%) | 17 (21.25%) | 12 (15%) | 42 (52.5%) | Yes | Yes | No | Yes | Poor | Poor | No | No | No | No | No | Yes | Yes | Moderate | Yes | Moderate | Moderate | Poor | Poor | Yes | No | Despite poor condition of shop fronts and pedestrian environment the lower than average vacancy rate would indicate that vitality & viability are stable.<br>Good local convenience provision.<br>Evening economy meets local needs.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Walmley | Local Centre | 34 | 1 (2.94%) | 18 (64.29%) | 6 (17.65%) | 1 (2.94%) | 11 (32.35%) | 3 (8.82%) | 3 (8.82%) | 10 (29.41%) | 20 (58.82%) | Yes | Yes | Yes | Yes | Good | Good | No | No | No | No | No | No | Good | Yes | Good | Good | Good | Good | No | Yes | Vitality & viability are stable, although no bank branch.<br>Good local convenience provision.<br>Good evening economy.<br>Environmental quality good.<br>No change to hierarchy position or boundaries. | No changes. | No change. |
| Ward End | Local Centre | 81 | 3 (3.7%) | 44 (63.77%) | 2 (2.47%) | 0 (0%) | 24 (26.63%) | 12 (14.81%) | 13 (16.05%) | 26 (32.1%) | 41 (50.62%) | Yes | No | Yes | Yes | Moderate | Poor | No | Yes | No | No | No | No | Good | No | Good | Good | Poor | Poor | Yes | No | The vitality and viability of the centre appear to be quite good.<br>It has a reasonable range of uses but is a bit limited in regard to post offices, banks and transport accessibility (excepting the bus service).<br>It is quite busy and has a very low vacancy rate. Evening and night time activity is also likely to be quite high given the presence of restaurants, social clubs and hot food takeaways. | Remove residential properties at Wallbank Court and the adjoining bowling green. Include 1 Monk Rd & 667 Washwood Heath Rd (South East) - now commercial. Consider also whether the churches at the northern end on St. Margaret's Road should be included, especially if the former DSS office is redeveloped for residential use. | No change. |
| Weoley Castle | Local Centre | 62 | 2 (3.23%) | 38 (61.29%) | 15 (24.19%) | 4 (6.45%) | 17 (27.42%) | 9 (14.52%) | 13 (20.1%) | 17 (27.42%) | 34 (54.84%) | Yes | Yes | Yes | Yes | Good | Moderate | No | Yes | No | No | No | No | Good | No | Good | Moderate | Moderate | Good | Yes | No | By virtue of the low vacancy rate and good level of convenience and comparison provision the centre is considered vital and viable. | No changes. | No change. |
| West Heath | Local Centre | 24 | 1 (4.17%) | 16 (66.67%) | 5 (20.83%) | 2 (8.33%) | 5 (20.83%) | 2 (8.33%) | 2 (8.33%) | 9 (37.5%) | 13 (54.17%) | Yes | Yes | Yes | Yes | Moderate | Moderate | No | No | No | No | No | No | Moderate | No | Poor | Poor | Poor | Moderate | Yes | Yes | Vitality & viability are stable, although centre is small and no bank branch.<br>Little convenience provision in centre itself but Tesco Express just outside centre to the north.<br>Evening economy mostly takeaways. | Possibility to incorporate the Tesco Express to the north of the current centre boundary on the The Fordrough | No change. |
| Witton | Local Centre | 113 | 9 (7.96%) | 74 (65.49%) | 6 (5.3%) | 2 (1.77%) | 30 (26.55%) | 12 (10.62%) | 15 (13.27%) | 40 (35.4%) | 64 (56.64%) | Yes | Yes | Yes | Yes | Moderate | Moderate | No | No | No | No | No | No | Moderate | No | Poor | Poor | Poor | Moderate | Yes | Yes | The centre is stable with a good mix of uses that serve the surrounding community. However, given the mix of uses and potential for footfall from linked trips to the train station, Tesco supermarket, hotel and Aston Villa it should be stronger. Investment is needed in the public realm and built form. The redevelopment of the industrial and vehicle related units for uses that support the vitality and viability is needed to bring new life into the centre. | Both Witton and Wylde Green have more units than some of the existing district centres. Witton centre has a large supermarket, hotel and train station. Consider moving the centre up the hierarchy given that its likely to serve communities outside of a walking catchment and the potential for better linkages to Aston Villa stadium that has recent planning approval for improvements. | Consideration could be given to extending the boundary to include Aston Villa football ground given the need for better linkages and the proposals for investment in the ground to provide better facilities for visitors. |
| Wylde Green | Local Centre | 104 | 10 (9.62%) | 52 (56.52%) | 16 (15.38%) | 4 (3.85%) | 34 (32.69%) | 8 (7.69%) | 7 (6.73%) | 36 (34.62%) | 53 (50.96%) | Yes | Yes | Yes | Yes | Moderate | Moderate | No | No | No | No | No | Yes | Good | Yes | Good | Moderate | Poor | Moderate | Yes | Yes | The centre is strong and vibrant. It has a good mix of uses that serve the local and surrounding community well. | Both Witton and Wylde Green have more units than some of the existing district centres. Consider upgrading Wylde Green to a District Centre. It has a good mix of uses that serve the local and surrounding community well. The retail and restaurant offer act to attract visitors from a wider catchment area and the centre serves beyond a day-to-day need. There is potential for redevelopment of The Lanes Shopping Centre. | Consider extending the centre boundary along Pens lane to include the Total Orthodontics unit and the petrol filling station with associated M&S Food. |
| Yardley Road | Local Centre | 52 | 3 (5.77%) | 17 (44.74%) | 1 (1.92%) | 0 (0%) | 10 (19.23%) | 6 (11.54%) | 4 (7.69%) | 10 (19.23%) | 30 (57.69%) | Yes | Yes | No | No | Poor | Poor | No | Yes | No | No | Yes | Yes | Poor | Yes | Good | Moderate | Poor | Poor | Yes | Yes | Vitality & viability are stable, although no bank. | Area to north of Beeches Avenue, former school playing fields now unplotted residential (C2015)- remove. | No change. |
| Yardley Wood | Local Centre | 31 | 1 (5.23%) | 14 (58.33%) | 8 (25.8%) | 0 (0%) | 11 (35.48%) | 3 (9.68%) | 7 (22.58%) | 8 (25.8%) | 14 (45.16%) | Yes | Yes | Yes | Yes | Moderate | Moderate | No | No | No | No | No | Yes | Moderate | No | Moderate | Moderate | Poor | Moderate | Yes | Yes | Vitality & viability are stable with post office although no bank.<br>Moderate local convenience provision for its size.<br>Higher than average evening economy uses. | No changes. | No change. |

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| Yew Tree | Local Centre | 76 | 2 (2.63%) | 34 (59.65%) | 14 (18.42%) | 4 (5.26%) | 20 (26.32%) | 7 (9.21%) | 9 (11.84%) | 33 (43.24%) | 32 (42.11%) | Yes | Yes | Yes | Yes | Poor | Moderate | No | No | Yes | No | Yes | Yes | Moderate | No | Good | Good | Moderate | Moderate | Yes | Yes | Vitality & viability are stable, with a good range of facilities.<br>Environment in need of improvement.<br>Good local convenience provision.<br>Good evening economy.<br>No change to hierarchy position or boundaries. | No changes. | No change. |