

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

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.

ey nd n

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:

e : Planning Permissions and refusals in Local Centres 2012-2019

Total number of relevant planning decisions	801		152		953
A					
Permissions leading to loss of A1 retail use	240		36		276
Permissions granted for new A1 retail use	138 units		13 units		
Permissions granted for Change of use (CoU) to A1 retail use	54 units	328 units	5 units	25 units	353 units

New D2 or CoU to D2 (assembly & leisure) use	24 units	4 units	28 units
C			
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
ene			
New construction or CoU to Sui Generis use	19 units (not monitored prior to 2016)	10 units	29 units
e nd ppe n cen e			
Number of A3 refusals	13*	3	16
Number of A3 applications withdrawn	29*	3	32

Queslett *					8	3	37.50	=		8	3	37.50	=	=	
Queslett (whole centre)	22	12	54.55		25	11	44.00	▼		25	11	44.00	=	▼	

Mon o n A v M e W n Cen e

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.

Conc on

- 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 effectiver