

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 nu3142(t)-2.1a4l no iu-

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 31st 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 1st 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

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 31st 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
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C3

Conversion from B1 (business) to C3
(residential) use

675 units including
14 schemes (64
units), plus
3 large schemes
(426 units).
Total 1165 units

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
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Centre

Quarter															
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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.
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