

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

**Monitoring Report 2017**

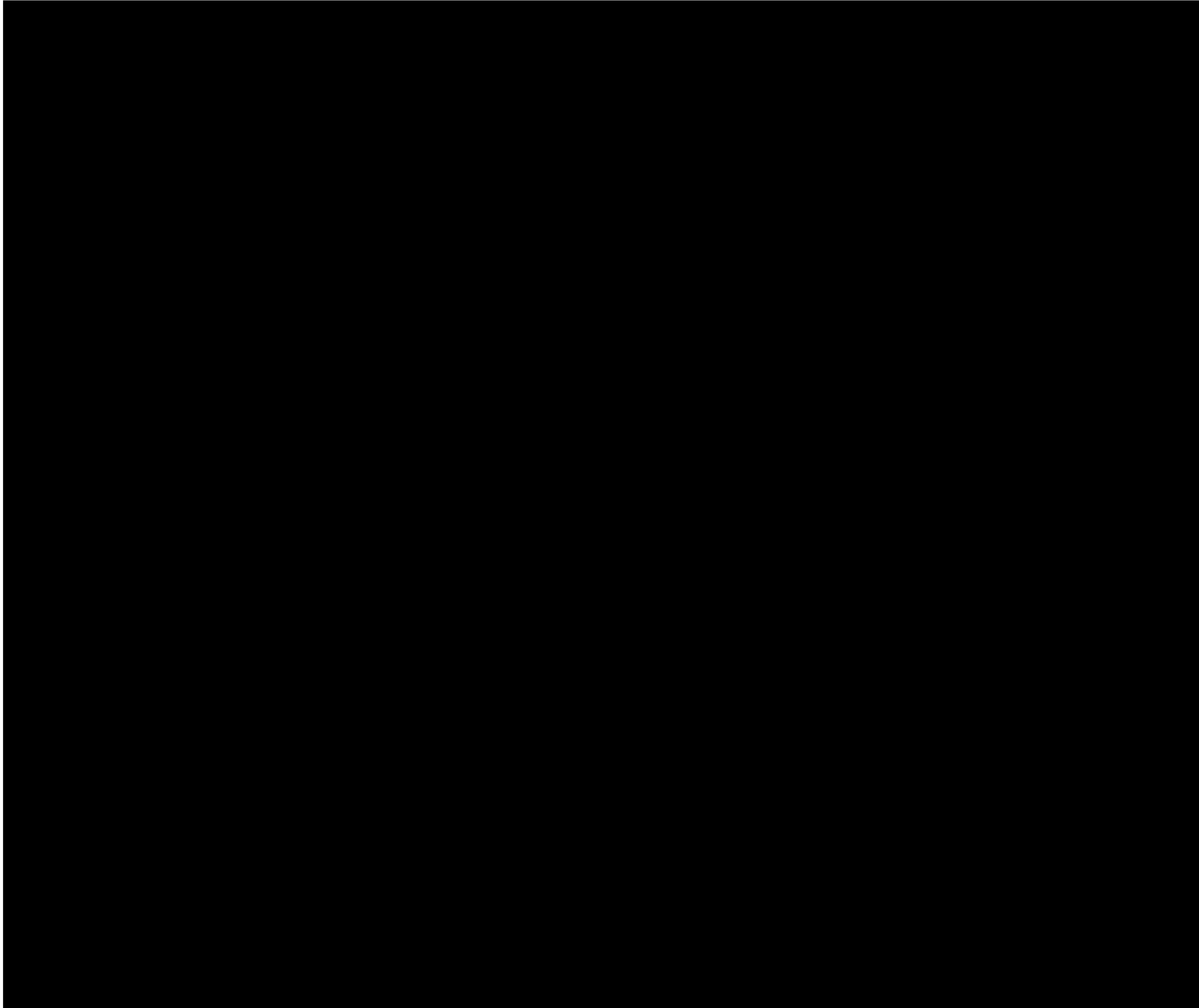


## Key Findings 2012 – 2017

Since the adoption of the Shopping & Local Centres SPD and the application of its policies, the following decisions and trends have been monitored:

**Table 1: Planning Permissions and refusals in Local Centres 2012-2016**

	2012-2016	2016-17	Total
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(426 units)

There are several centres where major redevelopments are proposed or have been completed:

With permission: Not yet started	Under construction	Recently completed
Erdington	Stirchley	Sheldon
Selly Oak	Edgbaston (Shopping Centre/Auchinleck House)	Swan, Yardley
	Longbridge (Largely completed)	Mere Green

Olton Boulevard

57

39

68.42



61

41

67.21

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## Monitoring the Shopping & Local Centres SPD – A5 Uses

With regard to Policy 4 on Hot Food takeaways, at the time of adoption of the SPD 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.

Organic change means that variations will occur over time. The 2013 monitoring revealed that a further two centres (Rookery Road and Stirchley) had exceed the threshold. The reason for this is the implementation of permissions granted since the original surveys but prior to adoption of the SPD. In 2013/14, no additional centres exceeded the threshold. In 2015, Selly Oak and Ivy Bush exceeded the threshold following complete resurveys, and Walmley reached 10%. In 2017, 28 out of 73 centres exceeded the threshold, as shown in Table 3 below.

Furthermore, Alum Rock Road, Bordesley Green, Kingstanding Circle, Rookery Road, Walmley and Wylde Green 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.

**Table 3: Percentage of Class A5 Uses Statistics 2017**

Centre	No of Units 2011	No of A5 Units 2011	%A5 2011	Status 2011	No of Units 2017 inc SG	No of A5 Units 2017	Trend 2011-2017	%A5 2017 inc SG/B/D	Trend (%) 2011-2017	Status 2017
Acocks Green	148	10	6.76							





## Conclusions

- Of the city's Local Cent-Le