PLANNING INSIGHT

Guide to changes to the Use Classes Order in England

USE	USE CLASS UP TO 31 AUG 2020	USE CLASS FROM 1 SEPT 2020	COMMENTS FROM OUR EXPERTS
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another shop	**A1**	**F.2**	This use is intended to protect rural shops and other necessary retail facilities.
Shop	**A1**	**E**	Removal of A1 to join the E Class is one of the most interesting moves in our view. Many people are of the view that this completely undermines retail protection policy, perhaps that was the idea.
Financial and professional services (not medical)	**A2**	**E**	This makes sense, A2 poses no real risk and has an active frontage.
Café or restaurant	**A3**	**E**	Our main concern relates to the operation of a new café, normally a planning condition would secure ventilation and the opening hours. In areas where there is retail protection from cafés, will this turn shopping areas into food courts over night?
Pub or drinking establishment	**A4**	**Sui generis**	A move to protect pubs as a community asset and thus require planning permission for the change of use.
Take away	**A5**	**Sui generis**	The opposite of the above, takeaways are considered a nuisance use, the planning regime applies.
Office other than a use within Class A2	**B1a**	**E**	The B1 uses join A1 in Class E. Active frontages have always been a feature of the town centre, perhaps more places to work but less animated environments.
Research and development of products or processes	**B1b**	**E**	As above.
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	**B1c**	**E**	As above.
Industrial	**B2**	**B2**	-
Storage or distribution	**B8**	**B8**	-

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Class E (Commercial, business and service use)	Class F.1 (Learning and non-residential institutions)	Class F.2 (Local community use)

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Hotels, boarding and guest houses	**C1**	**C1**	-
Residential institutions	**C2**	**C2**	-
Secure residential institutions	**C2a**	**C2a**	-
Dwelling houses	**C3**	**C3**	-
Use of a dwelling house by 3-6 residents as a 'house of multiple occupation'	**C4**	**C4**	-
Clinics, health centres, crèches, day nurseries, day centres	**D1**	**E**	There has often been barriers to health clinics and the like in town centres, being class E could mean easier access to healthcare in convenient locations and ultimately healthier populations.
Schools, non-residential, educational and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	**D1**	**F.1**	D1 becomes F.1 a newly created learning and non-residential use class.
Cinemas, concert halls, bingo halls and dance halls	**D2**	**Sui generis**	Certain uses become sui generis meaning they can be afforded extra protection but also be adequately controlled by the planning regime.
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	**D2**	**E**	Gyms and indoor recreation join E, this could be a good option for larger floor plate spaces which have struggled.
Hall or meeting place for the principal use of the local community	**D2**	**F.2**	To protect places for the community, halls and meeting places become part of F.2 a protected local community space.
Indoor or outdoor swimming baths, skating rinks and outdoor sports or recreations not involving motorised vehicles or firearms	**D2**	**F.2**	Sport and recreation also join class F.2 as a protected use, an acknowledgment that such facilities are key to well-being.

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