

# Changes to the Use Classes Order

27<sup>th</sup> April 2021

# Previously (since 1987)

## **Class A: Town Centre Uses**

A1 Shops

A2 Financial and professional services

A3 Restaurants & cafes

A4 Drinking Establishments

A5 Hot food takeaways

## **Class B: Business and employment**

B1 Business (Offices, R&D, light industrial)

B2 General Industrial

B8 Storage or Distribution

# Previously (since 1987)

## **Class C: Residential**

C1 Hotels

C2 Residential Institutions

C2A Secure Residential Institutions

C3 Dwellinghouses

C4 Small HMOs

## **Class D: Community and leisure**

D1 Non-residential institutions (Health centres, schools, libraries, places of worship, non-residential education and training centres)

D2 Assembly and Leisure (Cinemas, concert halls, swimming pools, gyms, indoor or outdoor sport and recreation)

**Sui Generis** – in a class of its own

# From 1<sup>st</sup> September 2020

## **Class A – REVOKED**

Class A1-3 – replaced by new Class E (a-c)

Class 4&5 – not covered by new Class E and become “Sui Generis

## **Class B1 – REVOKED – replaced by new Class E(g)**

Classes B2 & B8 remain valid

## **Class C – not affected and remains valid**

## **Class D - REVOKED**

D1 Non-residential institutions - split out and replaced by new Classes (E(e-f) and F1

D2 Assembly and Leisure - split out and replaced by new Classes (E(d) and F2(c-d)

# From 1<sup>st</sup> September 2020

## Class E – covers uses previously defined in A1-3, B1, D1(a-b) & indoor sport from D2

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
  - **E(c)(i)** Financial services,
  - **E(c)(ii)** Professional services (other than health or medical services), or
  - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
  - **E(g)(i)** Offices to carry out any operational or administrative functions,
  - **E(g)(ii)** Research and development of products or processes
  - **E(g)(iii)** Industrial processes

# From 1<sup>st</sup> September 2020

**Class F – Local Community and Learning – covers some uses previously defined in **D1** and **D2** plus newly defined local community uses**

- **F1 Learning and non-residential institutions** – Use (not including residential use) defined in 7 parts:
  - **F1(a)** Provision of education
  - **F1(b)** Display of works of art (otherwise than for sale or hire)
  - **F1(c)** Museums
  - **F1(d)** Public libraries or public reading rooms
  - **F1(e)** Public halls or exhibition halls
  - **F1(f)** Public worship or religious instruction (or in connection with such use)
  - **F1(g)** Law courts
- **F2 Local community** – Use as defined in 4 parts:
  - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
  - **F2(b)** Halls or meeting places for the principal use of the local community
  - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
  - **F2(d)** Indoor or outdoor swimming pools or skating rinks

# From 1<sup>st</sup> September 2020

## Uses now defined as Sui Generis

- public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4
- drinking establishments with expanded food provision – from 1 September 2020, previously Class A4
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5
- venues for live music performance – newly defined as ‘Sui Generis’ use from 1 September 2020
- cinemas – from 1 September 2020, previously Class D2(a)
- concert halls – from 1 September 2020, previously Class D2(b)
- bingo halls – from 1 September 2020, previously Class D2(c)
- dance halls – from 1 September 2020, previously Class D2(d)

# Reasons behind the changes

Central Govt – the need to enable a repurposing of buildings on high streets and town centres.

New Class E allows for a mix of uses to reflect changing retail requirements. Allows a building to be used flexibly by having a number of uses taking place concurrently or at different times of the day.

Plus, buildings in Class E can change to residential subject to Prior Approval process

Applies to Conservation Areas (but impact on character or sustainability of the CA is a prior approval matter)

New Class F2 – Local Community use – introduced to ensure important community facilities are protected through the planning system

## Flexibility vs Control!