

Use Classes in England

from 1 September 2020

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& Company

	OLD	NEW	
NO CHANGE	Industrial	B2	B2
	Storage or Distribution	B8	B8
	Hotels, Boarding & Guest Houses	C1	C1
	Residential Institutions	C2	C2
	Secure Residential Institutions	C2a	C2a
	Dwelling Houses	C3	C3
	Small HMOs use of a dwelling house by 3-6 residents as a house of multiple occupation	C4	C4
NEW CLASS E	Shops retail sales to visiting members of the public	A1	E
	Financial & Professional Services services provided to visiting members of the public including accountants, banks, building societies, employment and estate agents etc (not health or medical services and not betting shops)	A2	E
	Restaurants & Cafés for the sale of food and drink for consumption on the premises	A3	E
	Offices other than a use that falls within financial and professional services above	B1a	E
	Research & Development of products or processes	B1b	E
	Light Industrial Processes which can be carried out without causing detriment to the area	B1c	E
	Clinics, Health Centres, Crèches, Day Nurseries & Day Centres non-residential institutions	D1	E
NEW CLASS F	Gymnasiums, Indoor Recreation & Fitness not involving motorised vehicles or firearms	D2	E
	Schools, Non-Residential Education & Training Centres, Museums, Public Libraries, Public & Exhibition Halls, Places of Worship, Law Courts	D1	F1
	Shops selling essential goods where premises is less than 280sqm and 1km from similar store	A1	F2
	Community Hall or Meeting Place for the principal use of the local community	D2	F2
	Swimming Baths (indoor or outdoor), Skating Rinks, Outdoor Sports & Receptions not including motorised vehicles or firearms	D2	F2
MOVE TO SUI GENERIS	Drinking Establishments pubs, bars and nightclubs	A4	SG
	Hot Food Takeaways	A5	SG
	Live Music Venue, Cinemas & Concert, Bingo & Dance Halls	D2	SG

A building or use will continue to be subject to any permitted development rights that it was entitled to before 31 August 2020. These transitional provisions will remain in place until 31 July 2021.

Commercial What's changed

From 1 September 2020 the Town & County Planning Use Classes in England radically changed. The government explanatory memorandum states: *"Bringing uses together and allowing movement between them will give businesses greater freedom to adapt to changing circumstances and respond more quickly to the needs of their communities"*.

The main changes were:

Creation of new Class E for Commercial, Business & Services incorporating previous classes A1, A2, A3, B1 and parts of D1 & D2.

Creation of new Class F for Local Community & Learning incorporating parts of D1 & D2.

Transition of some to Sui Generis including A4, A5 and parts of D2.

There were no changes to (C) Residential, (B2) General Industrial or (B8) Storage & Distribution.

What is sui generis use?

Not all uses of land or buildings fit within the use classes order. When no category fits, the use is described as sui generis, meaning **'of its own kind'**.