

# Guide to changes to the Use Classes Order in England



# Planning Potential

USE	Out with the old Use Class up to 31 August 2020	In with the new Use Class from 1 September 2020
	A1	F2
Shops not more than 280sqm mostly selling essential goods, including food and at least 1,000m from another similar shop		
	A1	E
Shops		
	A2	E
Financial and professional services		
	A3	E
Café or restaurant		
	A4	Sui Generis
Pub or drinking establishment		
	A5	Sui Generis
Take away		
	B1a	E
Office other than a use within Class A2		
	B1b	E
Research and development of products or processes		
	B1c	E
Light industry appropriate in a residential area.		
	B2	B2
General Industrial		
	B8	B8
Storage and Distribution		
	C1	C1
Hotels, boarding and guest houses		

USE	Out with the old Use Class up to 31 August 2020	In with the new Use Class from 1 September 2020
	C2	C2
Residential Institutions		
	C2a	C2a
Secure Residential Institutions		
	C3	C3
Dwellinghouses		
	C4	C4
Small Houses in Multiple Occupation		
	D1	E
Non-Residential Institutions: Clinics, health centres, crèches, day nurseries and day centres		
	D1	F1
Non-Residential Institutions: Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship and law courts		
	D2	Sui Generis
Assembly and Leisure: Cinemas, concert halls, bingo halls and dance halls		
	D2	E
Assembly and Leisure: Gymnasiums, indoor recreations not involving motorised vehicles or firearms		
	D2	F2
Assembly and Leisure: Hall or meeting place for the principal use of the local community		
	D2	F2
Assembly and Leisure: Indoor and outdoor swimming baths; skating rinks; and outdoor sports or recreations not involving motorised vehicles or firearms		
	Sui Generis	Sui Generis
The Sui Generis class continues to cover a range of uses, including theatres, adult gaming centres, betting shops, pay day loan shops and car showrooms.		

## Key observations

These changes introduce three new broad use classes – Class E “commercial, business and service”, Class F1 “learning and non-residential institutions” and Class F2 “local community” – in England only.

Class E will cover a broad range of uses including: retail; cafes and restaurants; financial and professional services; indoor sport and recreation; medical or health services (to visiting members of the public); crèche, day nursery and day centres; offices; research and development; and light industrial.

Drinking establishments (formerly A4), “hot food takeaways” (A5) and cinemas and bingo halls (D2) have been excluded and now fall within the “Sui Generis” use class.

The residential (Class C), general industrial (Class B1) and storage and distribution (Class B8) use classes remain unchanged in all material respects.