

Guide to changes to the use classes order in England

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, were introduced in July 2020 with the aim of being to support the revival of the high street by

allowing a greater flexibility between uses without the need for planning permission. It is important to note however, that the new Use Classes also apply to out of town retail and office parks.

We have produced a summary guide to simplify all of the latest changes. Please note that these changes are subject to a legal challenge, the hearing of which is due to be heard during October.

Use	Use class up to 31/8/2020 and for the purpose of interpreting permitted development rights to 31/7/2021	Use class from 1/9/2020
Shop less than 280 sq m mostly selling essential goods and at least 1km from a similar shop	A1	F2 (Local Community Uses)
Shop	A1	E (Commercial, Business, Service)
Financial and professional services (not medical)	A2	E
Café/restaurant	A3	E
Pub or drinking establishment	A4	Sui Generis (uses which do not fall within the specified use classes above)
Hot food takeaway	A5	Sui Generis
Office other than a use within class A2	B1a	E
Research and development of products or processes	B1b	E
Industrial processes which can be carried out in any residential area without causing detriment to the amenity of the area	B1b	E
Other industrial	B2	B2
Storage or distribution	B8	B8
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 in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F1 (learning and non-residential institutions)
Cinemas, concert halls, bingo halls and dance halls/nightclubs	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms.	D2	F2
Laundrettes, betting offices, pay day loan shops, taxi or vehicle hire businesses, amusement centres, scrap yards,	Sui generis	Sui generis

If in doubt, please seek the advice of the planning team



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