

Guide to Use Classes Order in England, 2020

With effect from 1st September 2020

The [Town and Country Planning \(Use Classes\)\(Amendment\)\(England\) Regulations 2020 \(SI 2020 No.757\)](#) amended the Town and Country Planning (Uses Classes) Order 1987. The effect was to revoke Parts A and D and to revise Parts B of the original Schedule and to introduce three new Use Classes. The new Use Classes are summarised in the table below. The new classes will formally come into force in England from 1 September 2020. There are transitional arrangements in place in respect of permitted development rights, ([Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)), as amended, until 21 July 2021. Further information is provided in our accompanying briefing note.

Class	Description
B2: General Industrial	Use for the carrying out of industrial processes, other than those falling into Schedule 2, Class E.
B8: Storage or Distribution	For use as a storage or as a distribution centre includes open air storage.

Class	Description
C1: Hotel	Hotels, boarding houses, guest houses etc where no significant element of care is provided.
C2: Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a: Secure Residential Institutions	Residential accommodation which provides care to people in need of care, including hospitals, prisons, military barracks, nursing homes, residential schools/colleges.
C3: Dwellinghouse	Use as a dwelling house (whether or not a main residence) by: <ol style="list-style-type: none"> A single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child. Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. Groups of people (up to six) living together as a single household.

Class	Description
C4: Houses in Multiple Occupation	Small shared houses occupied by three to six unrelated individuals as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Class	Description
E: Commercial, Business and Service	<ol style="list-style-type: none"> Shops or retail uses, Restaurants and cafes, The provision of the following: <ol style="list-style-type: none"> Financial services Professional services (other than medical) Any other service which is appropriate to provide in a commercial, business or service locality. indoor sport, recreation or fitness centres, not involving motorised vehicles or firearms medical or health services; creches, day nurseries and day centres (not including a residential use); For: <ol style="list-style-type: none"> Offices, Research and development, or Any industrial process being a use which can be carried out in any residential area without any detriment to the amenity of that area.

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Class	Description
F1: Learning and Non-Residential Institutions	Any use not including a residential use: a. For the provision of schools and education facilities; b. Art galleries; c. Museums; d. Libraries; e. Public or exhibition halls; f. Places of worship or religious instruction; g. As law courts.
F2: Local Community	a. Any shops selling mostly essential goods (including dry goods and food), which are: i. less than 280sq.m in size; and ii. are not within 1000m of another such use. b. A hall or meeting place for local community; c. Areas for outdoor sport, which do not involve motorised vehicles or firearms; d. Indoor or outdoor swimming pools and ice rinks.

Class	Description
Sui Generis	Includes, but is not restricted to: amusement centres, betting offices/shops, bingo hall, casinos, cinemas, concert halls, dance hall, fuel stations; the hiring, selling and/or display of motor vehicles; HMOs for greater than six persons, hostels, hot food takeaways (where the consumption is mostly undertaken off the premises); public houses, wine bars and drinking establishments; launderettes, live music venues, taxi firms, theatres.

The guide is intended as general guidance only. Our Planning Teams across the UK will be pleased to provide further advice:

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