

WHAT ARE CLASS E. USES?

Commercial, Business and Service Uses

Background

The current Use Classes Order was introduced in 1987 and has been amended a number of times since. However, the Government considers that it requires a complete overhaul to better reflect the diversity of uses found on high streets and in town centres and to provide the flexibility for businesses to adapt and diversify to meet changing demands.

What are the Changes

On 21st July 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) was laid before Parliament outlining a radical shake up of the Use Classes Order that is proposed to come into force on 1st September 2020.

These Regulations will create a new broad 'Commercial, business and service' use class (Class E) which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 Non-residential institutions and D2 Assembly and leisure) and some other uses which are suitable for a town centre area are also included in the class.

This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

What are Class E Uses

- **Shops** - for the display or retail sale of goods, other than hot food, principally to visiting members of the public
- **Restaurants and Cafes** - for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises
- **Financial and Professional Services**
- **Facilities for indoor sport, recreation and fitness**
- **Medical and Health Facilities**
- **Creche, day nursery or day centre**
- **Offices**
- **Research and Development Facilities**
- **Light Industrial Uses** - which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.