

The Government's new high street use classes E and F2

This is an extract from Schedule 2 Part A of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 - Made 20 July 2020 - Laid before Parliament 21 July 2020 - Coming into force 1st September 2020. Any of the types of businesses below in Class E will be able to change to any other type without planning permission. It could mean the loss of local shops unless they are considered to be in the new Class F2.

Class E. Commercial, Business and Service

Use, or part use, for all or any of the following purposes—

- (a)** for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b)** 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,
- (c)** for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d)** for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e)** for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f)** for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g)** for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) any industrial process,

being a use, 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.

Class F.2 Local community

- (a)** a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where—
 - (i) the shop's premises cover an area not more than 280 metres square, and
 - (ii) there is no other such facility within 1000 metre radius of the shop's location,
- (b)** a hall or meeting place for the principal use of the local community,
- (c)** an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d)** an indoor or outdoor swimming pool or skating rink."