

### Class E & F notes

#### 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.

#### Use Class F – Local Community and Learning

Class F refers to Local Community and Learning and seeks to protect Class F developments for local community use. Class F is split into two main parts, F1 and F2, and the uses are defined as the following:

F1 Learning and non-residential institutions – Use is divided into seven parts:

- F1(a) Provision of education
- F1(b) Display of works of art (otherwise than for sale or hire)
- F1(c) Museums
- F1(d) Public libraries or public reading rooms
- F1(e) Public halls or exhibition halls
- F1(f) Public worship or religious instruction (or in connection with such use)
- F1(g) Law courts

F2 Local Community – Use is divided into four parts and covers some uses that government wishes to protect for use in the community:

- F2(a) Shops (mostly) selling essential goods, where:
  - o the shop's premises do not exceed 280 square metres
  - o there is no other such facility within 1000 metre radius of the shop's location
- F2(b) Halls or meeting places for the principal use of the local community
- F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
- F2(d) Indoor or outdoor swimming pools or skating rinks

Under the September 2020 changes, planning permission is not required for changes within the same Class F1 and F2. However, use changes between Class F1 and F2 (and other use classes) are not permitted without planning permission.

Class F does not include all the learning and community uses that local authorities have historically sought to protect through Local Plan policy. For example, clinics, health centres, creches, nurseries and day centres – which are commonly accepted community facilities in planning policy terms – have moved into Class E, Commercial, Business and Service, as opposed to Class F, Local Community and Learning. The rationale behind excluding these uses from Class F has never been made clear. Class E now allows the change of use of clinics, health centres, nurseries, creches and day centres to other town centre uses (Class E) without the need for planning permission.