Typical Brownfield site allocations/ uses

[Some explanatory notes to Previously Developed Land or 'Brownfield' land]

**Previously Developed Land [PDL] or 'Brownfield' land** is defined as land, which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure by NPPF [National Planning Policy Framework 2012, Glossary].

→ This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

→ This would include all land which is or was occupied by a permanent structure unless it falls within the exemption categories mentioned above or is subject to regulation 14 (exemptions), that refers to all Schedule 1 Development and/or Schedule 2 Development under the EIA regulations [as those developments, structures or infrastructure of national interest].

→ Hence, a disused short railway line [not being part of a long-distance line] or railway siding would fall within the category of brownfield land, lines for long-distance railway traffic [more than 2,100metres] and associated land would not fall within the category of brownfield land.

When changes are within one and the same use class [e.g. use class C3 Dwelling houses] they often fall within permitted development rights, and some other changes do, changes might be less of interest in regard of a brownfield development. [as set out in in...]

Also, to note, Brownfield land or previously developed land can every so often fall within one the categories of potentially contaminated land or might be subject to Planning (Hazardous Substances) Regulations 2015 SI 2015/627.
Use Classes

The [Town and Country Planning (Use Classes) Order 1987](#) (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended, [view details of the amendments](#).

Part A

• A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

• A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).

• A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

• A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.

• A5 Hot food takeaways - For the sale of hot food for consumption off the premises

Part B

• B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

• B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

• B8 Storage or distribution - This class includes open air storage.

Part C

• C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
•C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

•C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

•C3 Dwelling houses - this class is formed of 3 parts: ◦C3(a) covers use by 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.

◦C3(b): 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.

◦C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

•C4 Houses in multiple occupation - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Part D

•D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court, and also non-residential education and training centres.

•D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Sui Generis

•Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in
multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centers and casinos.