

Status: Point in time view as at 21/05/2024.

Changes to legislation: There are currently no known outstanding effects for the The Town and Country Planning (General Permitted Development) (England) Order 2015. Cross Heading: Class R – agricultural buildings to a flexible commercial use. (See end of Document for details)

SCHEDULE 2

Permitted development rights

PART 3

Changes of use

Class R – agricultural buildings to a flexible commercial use

[^{F1}Permitted development

R. Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use—

- (a) falling within one of the following provisions of the Use Classes Order—
 - (i) Class B2 (general industrial) of Schedule 1;
 - (ii) Class B8 (storage or distribution) of Schedule 1;
 - (iii) Class C1 (hotels) of Schedule 1;
 - (iv) Class E (commercial, business or service) of Schedule 2; or
 - (v) Class F.2(c) (outdoor sport or recreation) of Schedule 2; or
- (b) for the provision of agricultural training.]

Textual Amendments

F1 Sch. 2 Pt. 3 Class R para. R substituted (21.5.2024) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) Order 2024 \(S.I. 2024/579\)](#), arts. 1(b), **4(2)**

Development not permitted

R.1 Development is not permitted by Class R if—

- (a) the building was not used solely for an agricultural use as part of an established agricultural unit—
 - (i) on 3rd July 2012;
 - (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
 - (iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;
- (b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds [^{F2}1,000 square metres];
- (c) the site is, or forms part of, a military explosives storage area;
- (d) the site is, or forms part of, a safety hazard area; or
- (e) the building is a listed building or a scheduled monument.

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Textual Amendments

- F2** Words in Sch. 2 Pt. 3 Class R para R.1(b) substituted (21.5.2024) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) Order 2024 \(S.I. 2024/579\)](#), arts. 1(b), 4(3)

Conditions

R.2 Development is permitted by Class R subject to the following conditions—

- (a) a site which has changed use under Class R may, subject to paragraph R.3, subsequently change use to another use falling within one of the use classes comprising the flexible use;
- (b) for the purposes of the Use Classes Order and this Order, after a site has changed use under Class R the site is to be treated as having a sui generis use;
- (c) after a site has changed use under Class R, the planning permissions granted by [^{F3}Class E] of Part 7 of this Schedule apply to the building, subject to the following modifications—
 - (i) “curtilage” has the meaning given in paragraph X (interpretation) of this Part;
 - (ii) any reference to “office building” is to be read as a reference to the building which has changed use under Class R.
- [^{F4}(d) where the site is to be used for general industrial purposes within Class B2, it must only be used for the processing of—
 - (i) raw goods, excluding livestock, which are produced on the site and are to be sold on the site, or
 - (ii) raw goods mentioned in paragraph (i) together with goods ancillary to the processing of those raw goods]

Textual Amendments

- F3** Words in Sch. 2 Pt. 3 Class R para. R.2(c) substituted (1.8.2021) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) \(No. 2\) Order 2021 \(S.I. 2021/814\)](#), arts. 1(1), 4(17)(b) (with Sch.)
- F4** Sch. 2 Pt. 3 Class R para. R.2(d) inserted (21.5.2024) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) Order 2024 \(S.I. 2024/579\)](#), arts. 1(b), 4(4)

R.3—(1) Before changing the use of the site under Class R, and before any subsequent change of use to another use falling within one of the use classes comprising the flexible use, the developer must—

- (a) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit does not exceed 150 square metres, provide the following information to the local planning authority—
 - (i) the date the site will begin to be used for any of the flexible uses;
 - (ii) the nature of the use or uses; and
 - (iii) a plan indicating the site and which buildings have changed use;
- (b) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 square metres, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

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- (i) transport and highways impacts of the development;
- (ii) noise impacts of the development;
- (iii) contamination risks on the site; and
- (iv) flooding risks on the site,

and the provisions of paragraph W (prior approval) apply in relation to that application.

(2) Subject to sub-paragraph (3), development under Class R of the type described in paragraph R.3(1)(b) must begin within a period of 3 years starting with the prior approval date.

(3) Where, in relation to a particular development under Class R of the type described in paragraph R.3(1)(b), planning permission is granted on an application in respect of associated operational development before the end of the period referred to in sub-paragraph (2), then development under Class R must begin within the period of 3 years starting with the date that planning permission is granted.

(4) For the purposes of sub-paragraph (3), “associated operational development” means building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class R.

Interpretation of Class R

R.4 For the purposes of Class R, “flexible use” means use of any building or land for a use falling within the list of uses set out in Class R and change of use (in accordance with Class R) between any use in that list.

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