

Four-tier Classification System

Exit level	Built-in drainage system					
	Location	Class	Surfacing (45%)	Planning (25%)	Accessibility (20%)	Services and Security (10%)
Investment grade	Primary / Secondary / Tertiary	Class 1	Fully concreted surface and highway class tarmacadam	Unrestricted B8, B2, E(g)(iii)	Easily accessible for HGVs	Fully serviced with water and electricity; service building; palisade fencing and security
		Class 2	Non highway class tarmacadam surface or brick/ block paving	Able to use as open storage under a CLEUD* or a B8 use at least for a sustained period	Reasonable access for HGVs	Some services including water and electricity; paladin fence
		Class 3	A minimum of type 1 MOT (hardcore)	Possibly a temporary use with some restrictions and quite specific use	Reasonable access but could have limitations on vehicle movements and type of vehicles	Limited services - may include water, drainage; not fully secured, may have partial, temporary fencing
		Class 4	Poor grade; Semi-hard or soft surface (eg patchy stones)	May not have any designated use and therefore be slightly open or very temporary use	May well be remote and restricted in terms of the location	No services; low security, may well be an open site
Entry level	Natural drainage					

*** CLEUD (Certificate of Lawful Existing use or Development)**

this certificate is legally granted by a Local Planning Authority to retroactively legalise a previously unauthorised development. The CLEUD certifies that an existing building/use is lawful, and it will prevent any enforcement action being taken. In terms of open storage, a CLEUD certificate may benefit occupiers if a planning application was declined for a particular use and may allow a specific use such as open storage.