

Development type	Schedule 2 criteria and thresholds	Indicative criteria and threshold	Key issues to consider
<p>1. AGRICULTURE and AQUACULTURE Note: Agricultural operations usually fall outside the scope of the Town and Country Planning system. The descriptions below apply only to projects that are considered to be ‘development’ for the purposes of the Town and Country Planning Act 1990.</p>			
(a) Use of uncultivated or semi-natural land for intensive agricultural purposes	The area of the development exceeds 0.5 hectare.	Environmental Impact Assessment is unlikely unless it covers more than five hectares.	Impacts on the surrounding ecology, hydrology and landscape
(b) Water management for agriculture, including irrigation and land drainage projects	The area of the works exceeds 1 hectare.	Permanent changes to the character of more than five hectares of land	Wider impacts on hydrology and surrounding ecosystems. Environmental Impact Assessment will not normally be required for routine water management projects undertaken by farmers.
(c). Intensive livestock installations	The area of new floorspace exceeds 500 square metres.	Installations designed to house more than 750 sows, 2,000 fattening pigs, 60,000 broilers or 50,000 layers, turkeys or other	Level of odours, increased traffic and the arrangements for waste handling.

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		poultry.	
(d). Intensive fish farming	The installation resulting from the development is designed to produce more than 10 tonnes of dead weight fish per year.	Developments designed to produce more than 100 tonnes of dead weight fish per year.	Physical scale of any development, the extent of any likely wider impacts on the hydrology and ecology of the surrounding area.
(e). Reclamation of land from the sea	All development.	Work is proposed on a site which exceeds one hectare.	Wider impacts on natural coastal processes beyond the site itself, as well as to the scale of reclamation works
2. EXTRACTIVE INDUSTRY			
(a) Quarries, open cast mining and peat extraction (unless included in Schedule 1); (b) Underground mining;	All development except the construction of buildings or other ancillary structures where the new floorspace does not exceed 1,000 square metres.	All new open cast mines and underground mines. Clay, sand and gravel workings, quarries covering more than 15 hectares or involve the extraction of more than 30,000 tonnes of mineral per year.	The likelihood of significant effects will tend to depend on the scale and duration of the works, and the likely consequent impact of noise, dust, discharges to water and visual intrusion.

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(c) Extraction of minerals by fluvial or marine dredging;	All development.	Extraction of more than 100,000 tonnes of mineral per year.	Noise and any wider impacts on the surrounding hydrology and ecology.
(d) Deep drillings, in particular: (i) geothermal drilling; (ii) drilling for the storage of nuclear waste material; (iii) drilling for water supplies; with the exception of drillings for investigating the stability of the soil.	(i) In relation to any type of drilling, the area of the works exceeds 1 hectare; or (ii) in relation to geothermal drilling and drilling for the storage of nuclear waste material, the drilling is within 100 metres of any controlled waters.	Drilling operations involving development of a surface site of more than five hectares.[Exploratory deep drilling on its own is unlikely to require Environmental Impact Assessment]	Regard should be had to the likely wider impacts on surrounding hydrology and ecology.
(e) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.	The area of the development exceeds 0.5 hectare.	Development of a site of 10 hectares or more or where production is expected to be more than 100,000 tonnes of petroleum per year.	Scale of development, emissions to air, discharges to water, the risk of accident and the arrangements for transporting the fuel.

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3. ENERGY INDUSTRY			
(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1);	The area of the development exceeds 0.5 hectare.	Thermal output of more than 50 MW. Small stations using novel forms of generation should be considered carefully.	Level of emissions to air, arrangements for the transport of fuel and any visual impact.
(b) Industrial installations for carrying gas, steam and hot water;	The area of works exceeds 1 hectare.		
(c) Surface storage of natural gas; (d) Underground storage of combustible gases; (e) Surface storage of fossil fuels;	(i) The area of any new building, deposit or structure exceeds 500 square metres; or (ii) a new building, deposit or structure is to be sited within 100 metres of any controlled waters.	Storage of more than 100,000 tonnes of fuel. Smaller installations are unlikely to require Environmental Impact Assessment unless hazardous chemicals are stored.	Scale of the development, discharges to water, emissions to air and risk of accidents.
(f) Industrial briquetting of coal and lignite;	The area of new floorspace exceeds 1,000		

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	square metres.		
(g) Installations for the processing and storage of radioactive waste (unless included in Schedule 1);	(i)The area of new floorspace exceeds 1,000 square metres; or (ii) the installation resulting from the development will require the grant of an environmental permit under the Environmental Permitting (England and Wales) Regulations 2010(a) in relation to a radioactive substances activity described in paragraphs 5(2)(b), (2)(c) or (4) of Part 2 of Schedule 23 to those Regulations, or the variation of such a permit.	New installations whose primary purpose is to process and store radioactive waste, and which are located on sites not previously authorised for such use.	Scale of any development, the extent of routine discharges of radiation to the environment. Environmental Impact Assessment is unlikely to be required for installations where the processing or storage of radioactive waste is incidental to the main purpose of the development (e.g. installations at hospitals or research facilities).

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(h) Installations for hydroelectric energy production;	The installation is designed to produce more than 0.5 megawatts.	New hydroelectric developments which have more than 5 MW of generating capacity.	Physical scale of the development, the potential wider impacts on hydrology and ecology.
(i) Installations for the harnessing of wind power for energy production (wind farms).	(i) The development involves the installation of more than 2 turbines; or (ii) the hub height of any turbine or height of any other structure exceeds 15 metres.	Commercial developments of five or more turbines, or more than 5 MW of new generating capacity.	Scale of the development, its visual impact, and potential noise impacts.
(j) Installations for the capture of carbon dioxide streams for the purposes of geological storage pursuant to Directive 2009/31/EC from installations not included in Schedule 1.	All development.		

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INDUSTRIAL and MANUFACTURING DEVELOPMENT			
<p><i>4 Production and processing of metals</i></p> <p><i>5 Mineral industry</i></p> <p><i>6 Chemical industry (unless included in Schedule 1)</i></p> <p><i>7 Food industry</i></p> <p><i>8 Textile, leather, wood and paper industries</i></p> <p><i>9. Rubber industry</i></p>	<p>The area of new floorspace exceeds 1,000 square metres.</p> <p>Except for 6(c) – (c) Storage facilities for petroleum, petrochemical and chemical products:</p> <p>(i) The area of any new building or structure exceeds 0.05 hectare; or</p> <p>(ii) more than 200 tonnes of petroleum, petrochemical or chemical products is to be stored at any one time.</p>	<p>Operational development covers a site of more than 10 hectares. Smaller developments expected to give rise to significant discharges of waste, emission of pollutants or operational noise.</p>	<p>(i) development involves a process designated as a ‘scheduled process’ for the purpose of air pollution control;</p> <p>(ii) the process involves discharges to water which require the consent of the Environment Agency;</p> <p>(iii) the installation would give rise to the presence of environmentally significant quantities of potentially hazardous or polluting substances;</p> <p>(iv) the process would give rise to radioactive or other hazardous waste; or</p> <p>(v) the development would</p>

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			<p>fall under Council Directive 96182/EC on the control of major accident hazards involving dangerous substances (COMAH)*.*</p> <p>The need for a consent under other legislation is not itself a justification for Environmental Impact Assessment.</p>
<p>10. INFRASTRUCTURE PROJECTS</p>			
(a) Industrial estate development projects;	The area of the development exceeds 5 hectares.	Site area of the new development is more than 20 hectares.	Potential increase in traffic, emissions and noise.
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure	(i) The development includes more than 1 hectare of urban development which is not dwellinghouse	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly	Physical scale of such developments, potential increase in traffic, emissions and noise.

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centres and multiplex cinemas;	<p>development; or</p> <p>(ii) the development includes more than 150 dwellings; or</p> <p>(iii) the overall area of the development exceeds 5 hectares.</p>	<p>greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.</p> <p>Sites which have not previously been intensively developed:</p> <p>(i) area of the scheme is more than 5 hectares; or</p> <p>(ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or</p> <p>(iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).</p>	
(c) Construction of intermodal transshipment facilities and of	The area of the development exceeds 0.5 hectare.	Developments of more than five hectares.	Physical scale of the development, increased traffic, noise, emissions to

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intermodal terminals (unless included in Schedule 1);			air and water.
(d) Construction of railways (unless included in Schedule 1); (f) Construction of roads (unless included in Schedule 1); (j) Tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport.	The area of the works exceeds 1 hectare.	New development over 2 km in length	Estimated emissions, traffic, noise and vibration, the degree of visual intrusion and the impact on the surrounding ecology.
(e) Construction of airfields (unless included in Schedule 1);	(i) The development involves an extension to a runway; or (ii) the area of the works	New permanent airfields and major works (such as new runways or terminals with a site area of more than 10 hectares)	Noise, traffic generation and emissions.

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	exceeds 1 hectare.	at existing airports. Smaller scale development at existing airports is unlikely to require Environmental Impact Assessment unless it would lead to significant increases in air or road traffic.	
(g) Construction of harbours and port installations including fishing harbours (unless included in Schedule 1);	The area of the works exceeds 1 hectare.	Site area of more than 10 hectares. Smaller developments may also have significant effects where they include a quay or pier which would extend beyond the high water mark or would affect wider coastal processes.	Hydrology, ecology, noise and increased traffic.
(h) Inland-waterway construction not included in Schedule 1.	The area of the works exceeds 1 hectare.	Development of over 2 km of canal.	Potential wider impacts on the surrounding hydrology and ecology
(h) canalisation and flood-relief works;	The area of the works exceeds 1 hectare.	Works would exceed five hectares or are more than 2 km	Nature of the location and the potential effects on the

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		in length.	surrounding ecology and hydrology.
(i) Dams and other installations designed to hold water or store it on a long-term basis (unless included in Schedule 1);	The area of the works exceeds 1 hectare.	Any major new dam (e.g. where the construction site exceeds 20 hectares).	Physical scale and potential wider impacts to the hydrology and ecology
(k) Oil and gas pipeline installations and pipelines for the transport of carbon dioxide streams for the purposes of geological storage (unless included in Schedule 1); (l) Installations of long-distance aqueducts;	(i) The area of the works exceeds 1 hectare; or, (ii) in the case of a gas pipeline, the installation has a design operating pressure exceeding 7 bar gauge.	Pipelines over 5 km long. Environmental Impact Assessment is unlikely to be required for pipelines laid underneath a road, or for those installed entirely by means of tunnelling.	For underground pipelines, the major impact will generally be the disruption to the surrounding ecosystems during construction, while for overground pipelines visual impact will be a key consideration.
(m) Coastal work to combat erosion and	All development.	Works would exceed one hectare.	Nature of the site and the likely wider impacts on

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<p>maritime works capable of altering the coast through the construction, for example, of dykes, moles, jetties and other sea defence works, excluding the maintenance and reconstruction of such works;</p>			<p>natural coastal processes outside of the site</p>
<p>(n) Groundwater abstraction and artificial groundwater recharge schemes not included in Schedule 1; (o) Works for the transfer of water resources between river basins not included in Schedule 1;</p>	<p>The area of the works exceeds 1 hectare.</p>	<p>Works exceeds one hectare</p>	<p>Hydrology and ecology. Such development can have significant effects on environments some kilometres distant. This is particularly important for wetland and other sites where the habitat and species are particularly dependent on an aquatic</p>

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			environment.
(p) Motorway service areas.	The area of the development exceeds 0.5 hectare.	New motorway service areas which are proposed for previously undeveloped sites and if the development would cover more than five hectares.	Traffic, noise, air quality, ecology and visual impact.
11. OTHER PROJECTS			
(a) Permanent racing and test tracks for motorised vehicles;	The area of the development exceeds 1 hectare.	Site area of 20 hectares or more	Size, noise impacts, emissions and the potential traffic generation.
(b) Installations for the disposal of waste (unless included in Schedule 1);	(i) The disposal is by incineration; or (ii) the area of the development exceeds 0.5 hectare; or (iii) the installation is to be sited within 100 metres of any controlled waters.	Installations (including landfill sites) for the deposit, recovery and/or disposal of household, industrial and/or commercial wastes where new capacity is created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more. Sites taking	Scale of the development and the nature of the potential impact in terms of discharges, emissions or odour.

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		smaller quantities of these wastes, sites seeking only to accept inert wastes (demolition rubble etc.) or Civic Amenity sites, are unlikely to require Environmental Impact Assessment.	
(c) Waste-water treatment plants (unless included in Schedule 1);	The area of the development exceeds 1,000 square metres.	Site area of more than 10 hectares or capacity exceeds 100,000 population equivalent.	Size, treatment process, pollution and nuisance potential, topography, proximity of dwellings and the potential impact of traffic movements.
(d) Sludge-deposition sites;	(i) The area of deposit exceeds 0.5 hectare; or (ii) a deposit is to be made within 100 metres of any controlled waters.	Site is intended to hold more than 5,000 m ³ of sewage sludge.	Scale of the development and the nature of the potential impact in terms of discharges, emissions or odour.
(e) Storage of scrap iron,	(i) The area of storage	Site area of 10 hectares or more.	Discharges to soil, site

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including scrap vehicles;	exceeds 0.5 hectare; or(ii) scrap is stored within 100 metres of any controlled waters.		noise and traffic generation.
12. TOURISM AND LEISURE			
(a) Ski-runs, ski-lifts and cable-cars and associated developments;	(i) The area of the works exceeds 1 hectare; or(ii) the height of any building or other structure exceeds 15 metres.	Development is over 500 metres in length or It requires a site of more than five hectares.	Visual or ecological impacts and potential traffic generation.
(b) Marinas;	The area of the enclosed water surface exceeds 1,000 square metres.	Large new marinas, for example where the proposal is for more than 300 berths (seawater site) or 100 berths (freshwater site). Environmental Impact Assessment is unlikely to be required where the development is located solely within an existing dock or basin.	Wider impacts on natural coastal processes outside the site, as well as the potential noise and traffic generation

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(c) Holiday villages and hotel complexes outside urban areas and associated developments; (d) Theme parks;	The area of the development exceeds 0.5 hectare.	New theme parks which are expected to generate more than 250,000 visitors per year. Major new tourism and leisure developments which require a site of more than 10 hectares. Holiday villages or hotel complexes with more than 300 bed spaces, or for permanent camp sites or caravan sites with more than 200 pitches.	Visual impacts, impacts on ecosystems and traffic generation
e) Permanent camp sites and caravan sites;	The area of the development exceeds 1 hectare.		
(f) Golf courses and associated developments.	The area of the development exceeds 1 hectare.	New 18 hole golf courses.	Hydrology, ecosystems, landscape and traffic generation.