

**Table**

<b>Column 1</b> <b>Description of development</b>	<b>Column 2</b> <b>Applicable thresholds and criteria</b>	<b>Column 3</b> <b>Indicative thresholds and criteria</b>
The carrying out of development to provide any of the following:		
<b>1. Agriculture and aquaculture</b>		
(a) Projects for the use of uncultivated land or semi-natural areas for intensive agricultural purposes;	The area of the development exceeds 0.5 hectare.	Development (such as greenhouses, farm buildings, etc.) on previously uncultivated land is unlikely to require EIA unless it covers more than 5 hectares. In considering whether particular development is likely to have significant effects, consideration should be given to impacts on the surrounding ecology, hydrology and landscape.
(b) Water management projects for agriculture, including irrigation and land drainage projects;	The area of the works exceeds 1 hectare.	EIA is more likely to be required if the development would result in permanent changes to the character of more than 5 hectares of land. In assessing the significance of any likely effects, particular regard should be had to whether the development would have damaging wider impacts on hydrology and surrounding ecosystems. It follows that EIA will not normally be required for routine water management projects undertaken by farmers.
(c) Intensive livestock installations (unless included in Schedule 1);	The area of new floorspace exceeds 500 square metres.	The significance or otherwise of the impacts of intensive livestock installations will often depend on the level of odours, increased traffic and the arrangements for waste handling. EIA is more likely to be required for intensive livestock installations if they are designed to house more than 750 sows, 2000 fattening pigs, 60 000 broilers or 50 000 layers, turkeys or other 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.	Apart from the physical scale of any development, the likelihood of significant effects will generally depend on the extent of any likely wider impacts on the hydrology and ecology of the surrounding area. Developments designed to produce more than 100 tonnes (dead weight) of fish per year will be more likely to require EIA.

(e) Reclamation of land from the sea.	All development.	In assessing the significance of any development, regard should be had to the likely wider impacts on natural coastal processes beyond the site itself, as well as to the scale of reclamation works themselves. EIA is more likely to be required where work is proposed on a site which exceeds 1 hectare.
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## 2. Extractive industry

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(a) Quarries, open-cast mining and peat extraction (unless included in Schedule 1);	All developments except the construction of buildings or other ancillary structures where the new floorspace does not exceed 1000 square metres.	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. All new open cast mines and underground mines will generally require EIA. For clay, sand and gravel workings, quarries and peat extraction sites, EIA is more likely to be required if they would cover more than 15 hectares or involve the extraction of more than 30 000 tonnes of mineral per year.
(b) Underground mining;		
(c) Extraction of minerals by fluvial dredging;	All development.	Particular consideration should be given to noise, and any wider impacts on the surrounding hydrology and ecology. EIA is more likely to be required where it is expected that more than 100 000 tonnes of mineral will be extracted per year.
(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.	EIA is more likely to be required where the scale of the drilling operations involves development of a surface site of more than 5 hectares. Regard should be had to the likely wider impacts on surrounding hydrology and ecology. On its own, exploratory deep drilling is unlikely to require EIA. It would not be appropriate to require EIA for exploratory activity simply because it might eventually lead to some form of permanent activity.

**Table** (continued)

<b>Column 1</b> Description of development	<b>Column 2</b> Applicable thresholds and criteria	<b>Column 3</b> Indicative thresholds and criteria
<b>2. Extractive industry (continued)</b>		
(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.	The main considerations are likely to be the scale of development, emissions to air, discharges to water, the risk of accident and the arrangements for transporting the fuel. EIA is more likely to be required if the development is on a major scale (site of 10 hectares or more) or where production is expected to be substantial (e.g. more than 100 000 tonnes of petroleum per year).
<b>3. Energy industry</b>		
(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.	EIA will normally be required for power stations which require approval from the Secretary of State at the Department of Trade and Industry (i.e. those with a thermal output of more than 50 megawatts). EIA is unlikely to be required for smaller new conventional power stations. Small stations using novel forms of generation should be considered carefully in line with the guidance in PPG 22 (Renewable Energy). The main considerations are likely to be the 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 the works exceeds 1 hectare.	EIA will normally be required for power stations which require approval from the Secretary of State at the Department of Trade and Industry (i.e. those with a thermal output of more than 50 megawatts). EIA is unlikely to be required for smaller new conventional power stations. Small stations using novel forms of generation should be considered carefully in line with the guidance in PPG 22 (Renewable Energy). The main considerations are likely to be the level of emissions to air, arrangements for the transport of fuel and any visual impact.
(c) Surface storage of natural gas;	(i) The area of any new building, deposit or structure exceeds 500 square metres; or	In addition to the scale of the development, significant effects are likely to depend on discharges to water, emissions to air and risk of accidents. EIA is more likely to be required where it is proposed to store more than 100 000 tonnes of fuel. Smaller installations are unlikely to require EIA unless hazardous chemicals are stored.
(d) Underground storage of combustible gases;	(ii) a new building, deposit or structure is to be sited within 100 metres of any controlled waters.	In addition to the scale of the development, significant effects are likely to depend on discharges to water, emissions to air and risk of accidents. EIA is more likely to be required where it is proposed to store more than 100 000 tonnes of fuel. Smaller installations are unlikely to require EIA unless hazardous chemicals are stored.
(e) Surface storage of fossil fuels;		
(f) Industrial briquetting of coal and lignite;	The area of new floorspace exceeds 1000 square metres.	As paragraph 4 – Production and processing of metals.

(g) Installations for the processing and storage of radioactive waste (unless included in Schedule 1);	(i) The area of new floorspace exceeds 1000 square metres; or (ii) the installation resulting from the development will require an authorisation or the variation of an authorisation under the Radioactive Substances Act 1993.	EIA will normally be required for new installations whose primary purpose is to process and store radioactive waste, and which are located on sites not previously authorised for such use. In addition to the scale of any development, significant effects are likely to depend on the extent of routine discharges of radiation to the environment. In this context EIA 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).
(h) Installations for hydroelectric energy production;	The installation is designed to produce more than 0.5 megawatts.	In addition to the physical scale of the development, particular regard should be had to the potential wider impacts on hydrology and ecology. EIA is more likely to be required for new hydroelectric developments which have more than 5 megawatts of generating capacity.
(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.	The likelihood of significant effects will generally depend on the scale of the development, and its visual impact, as well as potential noise impacts. EIA is more likely to be required for commercial developments of five or more turbines, or more than 5 megawatts of new generating capacity.

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#### 4. Production and processing of metals

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(a) Installations for the production of pig iron or steel (primary or secondary fusion) including continuous casting;	The area of new floorspace exceeds 1000 square metres.	New manufacturing or industrial plants of the types listed in the Regulations, may well require EIA if the operational development covers a site of more than 10 hectares. Smaller developments are more likely to require EIA if they are expected to give rise to significant discharges of waste, emission of pollutants or operational noise. Among the factors to be taken into account in assessing the significance of such effects are:
(b) Installations for the processing of ferrous metals: (i) hot-rolling mills; (ii) smitheries with hammers; (iii) application of protective fused metal coats;		<ul style="list-style-type: none"> <li>● whether the development involves a process designated as a 'scheduled process' for the purpose of air pollution control;</li> </ul>

**Table** (continued)

Column 1 Description of development	Column 2 Applicable thresholds and criteria	Column 3 Indicative thresholds and criteria
<b>4. Production and processing of metals (continued)</b>		
<p>(c) Ferrous metal foundries;</p> <p>(d) Installations for the smelting, including the alloyage, of non-ferrous metals, excluding precious metals, including recovered products (refining, foundry casting, etc.);</p> <p>(e) Installations for surface treatment of metals and plastic material using an electrolytic or chemical process;</p> <p>(f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines;</p> <p>(g) Shipyards;</p> <p>(h) Installations for the construction and repair of aircraft;</p> <p>(i) Manufacture of railway equipment;</p> <p>(j) Swaging by explosives;</p> <p>(k) Installations for the roasting and sintering of metallic ores.</p>	<p>The area of new floorspace exceeds 1000 square metres.</p>	<ul style="list-style-type: none"> <li>● whether the process involves discharges to water which require the consent of the Environment Agency;</li> <li>● whether the installation would give rise to the presence of environmentally significant quantities of potentially hazardous or polluting substances;</li> <li>● whether the process would give rise to radioactive or other hazardous waste;</li> <li>● whether the development would fall under Council Directive 96/82/EC on the control of major accident hazards involving dangerous substances (COMAH).</li> </ul> <p>However, the need for a consent under other legislation is not itself a justification for EIA.</p>

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## 5. Mineral industry

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- (a) Coke ovens (dry coal distillation);
- (b) Installations for the manufacture of cement;
- (c) Installations for the production of asbestos and the manufacture of asbestos-based products (unless included in Schedule 1);
- (d) Installations for the manufacture of glass including glass fibre;
- (e) Installations for smelting mineral substances including the production of mineral fibres;
- (f) Manufacture of ceramic products by burning, in particular roofing tiles, bricks, refractory bricks, tiles, stoneware or porcelain.

The area of new floorspace exceeds 1000 square metres.

As for paragraph 4.

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## 6. Chemical industry (unless included in Schedule 1)

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- (a) Treatment of intermediate products and production of chemicals;
- (b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides;

The area of new floorspace exceeds 1000 square metres.

As for paragraph 4.

**Table** (continued)

<b>Column 1</b> Description of development	<b>Column 2</b> Applicable thresholds and criteria	<b>Column 3</b> Indicative thresholds and criteria
<b>6. Chemical industry (unless included in Schedule 1) (continued)</b>		
(c) Storage facilities for petroleum, petrochemical and chemical products.	(i) The area of any new building or structure exceeds 0.05 hectare; or (ii) more than 200 tonnes of petroleum, petrochemical or chemical products are to be stored at any one time.	As for paragraph 4.
<b>7. Food industry</b>		
(a) Manufacture of vegetable and animal oils and fats; (b) Packing and canning of animal and vegetable products; (c) Manufacture of dairy products; (d) Brewing and malting; (e) Confectionery and syrup manufacture; (f) Installations for the slaughter of animals; (g) Industrial starch manufacturing installations; (h) Fish-meal and fish-oil factories; (i) Sugar factories.	The area of new floorspace exceeds 1000 square metres.	As for paragraph 4.

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**8. Textile, leather, wood and paper industries**

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(a) Industrial plants for the production of paper and board (unless included in Schedule 1);	} The area of new floorspace exceeds 1000 square metres.	As for paragraph 4.
(b) Plants for the pre-treatment (operations such as washing, bleaching, mercerisation) or dyeing of fibres or textiles;		
(c) Plants for the tanning of hides and skins;		
(d) Cellulose-processing and production installations.		

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**9. Rubber industry**

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Manufacture and treatment of elastomer-based products.	The area of new floorspace exceeds 1000 square metres.	As for paragraph 4.
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**10. Infrastructure projects**

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(a) Industrial estate development projects;	The area of the development exceeds 0.5 hectare.	EIA is more likely to be required if the site area of the new development is more than 20 hectares. In determining whether significant effects are likely, particular consideration should be given to the potential increase in traffic, emissions and noise.
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**Table** (continued)

<b>Column 1</b> <b>Description of development</b>	<b>Column 2</b> <b>Applicable thresholds and criteria</b>	<b>Column 3</b> <b>Indicative thresholds and criteria</b>
<b>10. Infrastructure projects</b>		
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;	The area of the development exceeds 0.5 hectare.	<p>In addition to the physical scale of such developments, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly 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>Development proposed for sites which have not previously been intensively developed are more likely to require EIA if:</p> <ul style="list-style-type: none"><li>● the site area of the scheme is more than 5 hectares; or</li><li>● it would provide a total of more than 10 000 square metres of new commercial floorspace; or</li><li>● the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1000 dwellings).</li></ul>
(c) Construction of intermodal transshipment facilities and of intermodal terminals (unless included in Schedule 1);	The area of the development exceeds 0.5 hectare.	<p>In addition to the physical scale of the development, particular impacts for consideration are increased traffic, noise, emissions to air and water. Developments of more than 5 hectares are more likely to require EIA.</p>
(d) Construction of railways (unless included in Schedule 1);	The area of the works exceeds 1 hectare.	<p>For linear transport schemes, the likelihood of significant effects will generally depend on the estimated emissions, traffic, noise and vibration and degree of visual intrusion and impact on the surrounding ecology. EIA is more likely to be required for new development over 2 kilometres in length.</p>

(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 exceeds 1 hectare.	The main impacts to be considered in judging significance are noise, traffic generation and emissions. New permanent airfields will normally require EIA, as will major works (such as new runways or terminals with a site area of more than 10 hectares) at existing airports. Smaller scale development at existing airports is unlikely to require EIA unless it would lead to significant increases in air or road traffic.
(f) Construction of roads (unless included in Schedule 1);	The area of the works exceeds 1 hectare.	As for paragraph 10(d).
(g) Construction of harbours and port installations including fishing harbours (unless included in Schedule 1);	The area of the works exceeds 1 hectare.	Primary impacts for consideration are those on hydrology, ecology, noise and increased traffic. EIA is more likely to be required if the development is on a major scale (e.g. would cover a site 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.
(h) Inland-waterway construction not included in Schedule 1, canalisation and flood-relief works;	The area of the works exceeds 1 hectare.	The likelihood of significant impacts is likely to depend primarily on the potential wider impacts on the surrounding hydrology and ecology. EIA is more likely to be required for development of over 2 kilometres of canal.  The impact of flood relief works is especially dependent on the nature of the location and the potential effects on the surrounding ecology and hydrology. Schemes for which the area of the works would exceed 5 hectares or which are more than 2 kilometres in length would normally require EIA.
(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.	In considering such developments, particular regard should be had to the potential wider impacts on the hydrology and ecology, as well as to the physical scale of the development. EIA is likely to be required for any major new dam (e.g. where the construction site exceeds 20 hectares).

**Table** (continued)

<b>Column 1</b> Description of development	<b>Column 2</b> Applicable thresholds and criteria	<b>Column 3</b> Indicative thresholds and criteria
<b>10. Infrastructure projects</b>		
(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.	As for paragraph 10(d).
(k) Oil and gas pipe-line installations (unless included in Schedule 1);	(i) The area of the works exceeds 1 hectare; or, (ii) in the case of a gas pipe-line, the installation has a design operating pressure exceeding 7 bar gauge.	For underground pipe-lines, the major impact to be considered will generally be the disruption to the surrounding ecosystems during construction, while for overground pipe-lines visual impact will be a key consideration. EIA is more likely to be required for any pipe-line over 5 kilometres long. EIA is unlikely to be required for pipe-lines laid underneath a road, or for those installed entirely by means of tunnelling.
(l) Installations of long-distance aqueducts;		
(m) Coastal work to combat erosion and 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;	All development.	The impact of such works will depend largely on the nature of the particular site and the likely wider impacts on natural coastal processes outside the site. EIA will be more likely where the area of the works would exceed 1 hectare.

(n) Groundwater abstraction and artificial groundwater recharge schemes not included in Schedule 1;	The area of the works exceeds 1 hectare.	Impacts likely to be significant are those on hydrology and ecology. Developments of this sort 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 environment. EIA is likely to be required for developments where the area of the works exceeds 1 hectare.
(o) Works for the transfer of water resources between river basins not included in Schedule 1;		
(p) Motorway service areas.	The area of the development exceeds 0.5 hectare.	Impacts likely to be significant are traffic, noise, air quality, ecology and visual impact. EIA is more likely to be required for new motorway service areas which are proposed for previously undeveloped sites and if the proposed development would cover an area of more than 5 hectares.

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## 11. Other projects

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(a) Permanent racing and test tracks for motorised vehicles;	The area of the development exceeds 1 hectare.	Particular consideration should be given to the size, noise impacts, emissions and the potential traffic generation. EIA is more likely to be required for developments with a site area of 20 hectares or more.
(b) Installations for the disposal of waste (unless included in Schedule 1);	<ul style="list-style-type: none"> <li>(i) The disposal is by incineration; or</li> <li>(ii) the area of the development exceeds 0.5 hectare; or</li> <li>(iii) the installation is to be sited within 100 metres of any controlled waters.</li> </ul>	The likelihood of significant effects will generally depend on the scale of the development and the nature of the potential impact in terms of discharge, emissions or odour. For installations (including landfill sites) for the deposit, recovery and/or disposal of household, industrial and/or commercial wastes (as defined by the Controlled Waste Regulations 1992) EIA is more likely to be required 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 smaller quantities of these wastes, sites seeking only to accept inert wastes (demolition rubble, etc.) or civic amenity sites, are unlikely to require EIA.

**Table** (continued)

Column 1 Description of development	Column 2 Applicable thresholds and criteria	Column 3 Indicative thresholds and criteria
<b>11. Other projects (continued)</b>		
(c) Waste water treatment plants (unless included in Schedule 1);	The area of the development exceeds 1000 square metres.	Particular consideration should be given to the size, treatment process, pollution and nuisance potential, topography, proximity of dwellings and the potential impact of traffic movements. EIA is more likely to be required if the development would be on a substantial scale (e.g. site area of more than 10 hectares) or if it would lead to significant discharges (e.g. capacity exceeding 100 000 population equivalent). EIA should not be required simply because a plant is on a scale which requires compliance with the Urban Waste Water Treatment Directive (91/271/EEC).
(d) Sludge-deposition sites;  (e) Storage of scrap iron, including scrap vehicles;	(i) The area of deposit or storage exceeds 0.5 hectare; or (ii) a deposit is to be made or scrap stored within 100 metres of any controlled waters.	Similar considerations will apply for sewage sludge lagoons as for waste disposal installations. EIA is more likely to be required where the site is intended to hold more than 5000 cubic metres of sewage sludge.  Major impacts from storage of scrap iron are likely to be discharges to soil, site noise and traffic generation. EIA is more likely to be required where it is proposed to store scrap on an area of 10 hectares or more.
(f) Test benches for engines, turbines or reactors;  (g) Installations for the manufacture of artificial mineral fibres;  (h) Installations for the recovery or destruction of explosive substances;  (i) Knackers' yards.	The area of new floorspace exceeds 1000 square metres.	As for paragraph 4.

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## 12. Tourism and leisure

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| (a) Ski-runs, ski-lifts and cable-cars and associated developments;                       | (i) The area of the works exceeds 1 hectare; or<br>(ii) the height of any building or other structure exceeds 15 metres. | EIA is more likely to be required if the development is over 500 metres in length or if it requires a site of more than 5 hectares. In addition to any visual or ecological impacts, particular regard should also be had to the potential traffic generation.  |
| (b) Marinas;  | The area of the enclosed water surface exceeds 1000 square metres.   | In assessing whether significant effects are likely, particular regard should be had to any wider impacts on natural coastal processes outside the site, as well as the potential noise and traffic generation. EIA is more likely to be required for large new marinas, for example where the proposal is for more than 300 berths (seawater site) or 100 berths (freshwater site). EIA is unlikely to be required where the development is located solely within an existing dock or basin. |
| (c) Holiday villages and hotel complexes outside urban areas and associated developments; | The area of the development exceeds 0.5 hectare.   | In assessing the significance of tourism development, visual impacts, impacts on ecosystems and traffic generation will be key considerations. The effects of new theme parks are more likely to be significant if it is expected that they will generate more than 250 000 visitors per year.  |
| (d) Theme parks;  | The area of the development exceeds 1 hectare.   | EIA is likely to be required for major new tourism and leisure developments which require a site of more than 10 hectares. In particular, EIA is more likely to be required for holiday villages or hotel complexes with more than 300 bed spaces, or for permanent camp sites or caravan sites with more than 200 pitches.   |
| (f) Golf courses and associated developments.   | The area of the development exceeds 1 hectare.   | New 18-hole golf courses are likely to require EIA. The main impacts are likely to be those on the surrounding hydrology, ecosystems and landscape, as well as those from traffic generation. Developments at existing golf courses are unlikely to require EIA.  |

**Table** (continued)

<b>Column 1</b> <b>Description of development</b>	<b>Column 2</b> <b>Applicable thresholds and criteria</b>	<b>Column 3</b> <b>Indicative thresholds and criteria</b>
<b>13.</b>  (a) Any change to or extension of development of a description listed in Schedule 1 or in paragraphs 1 to 12 of Column 1 of this table, where that development is already authorised, executed or in the process of being executed, and the change or extension may have significant adverse effects on the environment;	(i) In relation to development of a description mentioned in Column 1 of this table, the thresholds and criteria in the corresponding part of Column 2 of this table applied to the change or extension (and not to the development as changed or extended).  (ii) In relation to development of a description mentioned in a paragraph in Schedule 1 (see Appendix 1) indicated below, the thresholds and criteria in Column 2 of the paragraph of this table indicated below applied to the change or extension (and not to the development as changed or extended):	Development which comprises a change or extension requires EIA only if the change or extension is likely to have significant environmental effects. This should be considered in the light of the general guidance in DETR Circular 2/99 (Welsh Office Circular 11/99) and the indicative thresholds shown above in column 3. However, the significance of any effects must be considered in the context of the existing development. In some cases, repeated small extensions may be made to development. Quantified thresholds cannot easily deal with this kind of 'incremental' development. In such instances, it should be borne in mind that the column 3 thresholds are indicative only. An expansion of the same size as a previous expansion will not automatically lead to the same determination on the need for EIA because the environment may have altered since the question was last addressed.

Paragraph in Schedule 1	Paragraph of this table
1	6(a)
2(a)	3(a)
2(b)	3(g)
3	3(g)
4	4
5	5
6	6(a)
7(a)	10(d) (in relation to railways) or 10(e) (in relation to airports)
7(b) and (c)	10(f)
8(a)	10(h)
8(b)	10(g)
9	11(b)
10	11(b)
11	10(n)
12	10(o)
13	11(c)
14	2(e)
15	10(i)
16	10(k)
17	1(c)
18	8(a)
19	2(a)
20	6(c).

(b) Development of a description mentioned in Schedule 1 undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than two years.

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