

**Category 1:
Large-scale
development**

Category	Criteria
1A	Development which comprises or includes the provision of more than 150 units (houses, flats, or houses and flats).
1B	Development which comprises or includes the erection of building(s): (a) in the City of London and with a total floorspace of more than 100,000 square metres; (b) in Central London and with a total floorspace of more than 20,000 square metres; (c) outside Central London and with a total floorspace of more than 15,000 square metres.
1C	Development which comprises or includes the erection of a building where one or more of the following conditions is met: (a) the building is more than 25m high and adjacent to the River Thames; (b) the building is more than 150m high and in the City of London; (c) the building is more than 30m high and outside the City of London.
1D	Development which comprises or includes the alteration of an existing building where: (a) the development would increase the height of the building by more than 15 metres; and (b) the building, on completion, would be higher than a relevant threshold as set out in 1C.

**Category 2:
Major
infrastructure**

Category	Criteria
2A	Development which comprises or includes mining operations where the development occupies more than 10 hectares.
2B	1. Waste development with the capacity for throughput of more than: (a) more than 5,000 tonnes per annum of hazardous waste; or (b) more than 50,000 tonnes per annum of waste. 2. Waste development where the development occupies more than 1 hectare.
2C	1. Development to provide: (a) an aircraft runway; (b) a heliport (including a floating heliport or helipad on a building); (c) an air passenger terminal at an airport; (d) a railway station or a tram station; (e) a tramway, an underground, surface or elevated railway, or a cable car; (f) a bus or coach station; (g) an installation for use within Class B8 (storage or distribution) of the Use Classes Order where the development occupies more than 4 hectares; (h) a crossing over or under the River Thames; or (i) a passenger pier on the River Thames. 2. Development to alter an air passenger terminal to increase its capacity by more than 500,000 passengers per year. 3. Development for a use which includes the keeping or storage (including maintenance, administrative and staff facilities) of buses or coaches where: (a) it is proposed to store 70 or more buses and/or coaches; or (b) the part of the development for keeping or storing buses and/or coaches occupies more than 0.7 hectares.
2D	Waste development which does not accord with one or more provisions of the development plan in the area that the development is located and falls into one or more of these subcategories: (a) it occupies more than 0.5 hectares; (b) it is development to provide an installation with a capacity for throughput of more than: (i) more than 2,000 tonnes per annum of hazardous waste; or (ii) more than 20,000 tonnes per annum of waste.

**Category 3:
Development
which may
affect strategic
policies**

Category	Criteria
3A	Development which is likely to: (a) result in the loss of more than 200 houses and/or flats (irrespective of whether the development would provide new houses/flats); (b) prejudice the residential use of land which exceeds 4 hectares and is for residential use.
3B	Development which: (a) occupies more than 4 hectares of land which is used for a use within Class B1 (business), B2 (general industrial) or B8 (storage and distribution) of the Use Classes Order; and (b) is likely to prejudice the use of that land for any such use.
3C	Development which is likely to prejudice the use of a playing field of more than 2 hectares of land which: (a) is used as a playing field at the time the relevant application for planning permission is made; or (b) has at any time in the 5 years before the application been used as a playing field.
3D	Development: (a) on land allocated as Green Belt or Metropolitan Open Land in the development plan, in proposals for such a plan, or in proposals for the alteration or replacement of such a plan; and (b) which would involve the construction of a building with a floorspace of more than 1,000 square metres or a material change in the use of such a building.
3E	Development which: (a) does not accord with one or more provisions of the development plan in force in the area that the development is located; and (b) comprises or includes the provision of more than 2,500 square metres of floorspace for a use within any of the following classes in the Use Classes Order: (i) class A1 (retail) (ii) class A2 (financial and professional) (iii) class A3 (food and drink) (iv) class A4 (drinking establishments) (v) class A5 (hot food takeaways) (vi) class B1 (business) (vii) class B2 (general industrial) (viii) class B8 (storage and distribution) (ix) class C1 (hotels) (x) class C2 (residential institutions) (xi) class D1 (non-residential institutions) (xii) class D2 (assembly and leisure).
3F	Development for a use, other than residential use, which includes the provision of more than 200 car parking spaces in connection with that use.
3G	Development which: (a) involves a material change of use; (b) does not accord with one or more provisions of the development plan in force in the area where the development is located; (c) where the application site is used or designed to be used wholly or mainly for the purpose of treating, keeping, processing, recovering or disposing of refuse or waste materials; (d) the application site: (i) occupies more than 0.5 hectares; or (ii) contains an installation with a capacity for throughput of more than 2,000 tonnes per annum of hazardous waste; or (iii) contains an installation with a capacity for throughput of more than 20,000 tonnes per annum of waste.
3H	Development which: (a) comprises or includes the provision of houses and/or flats; (b) does not accord with one or more provisions of the development plan in force in the area where the development is located; and (c) is on a site adjacent to land used for treating, keeping, processing, recovering or disposing of refuse or waste materials with a capacity for throughput of more than: (i) 2,000 tonnes per annum of hazardous waste; or (ii) 20,000 tonnes per annum of waste.
3I	Development which: (a) involves a material change of use; (b) does not accord with one or more provisions of the development plan in force in the area where the development is located; and (c) is either: (i) on a site that is used for keeping or storing (including maintenance, administrative and staff facilities) 70 or more buses and/or coaches; or (ii) on a site on which more than 0.7 hectares is used for keeping or storing buses and/or coaches.