



Department for  
Energy Security  
& Net Zero

Sarah Mills  
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Our ref: 1719u  
Your ref: EXF771 High Pitfold Farm

6 September 2023

Dear Miss Mills,

**SCREENING DECISION BY THE SECRETARY OF STATE UNDER THE  
ELECTRICITY WORKS (ENVIRONMENTAL IMPACT ASSESSMENT)  
(ENGLAND AND WALES) REGULATIONS 2017 (“THE 2017  
REGULATIONS”)**

**NAME OF SCHEME: High Pitfold Farm**

Screening decision for a proposed development (“the proposed development”)  
to:

- Install 5m underground line to modify existing overhead line from a single source line to a multi-source line

The proposed development requires Section 37 consent under the Electricity Act 1989 and are subject to the 2017 Regulations.

The Secretary of State has considered the factors set out in Schedule 3 of the 2017 Regulations, together with the information within the supplied documentation (“the Application”) by Southern Electric Power Distribution PLC (“the Applicant”) in relation to the impacts on the environment of the proposed development and the views of the Waverley Borough Council (“the LPA”). In particular, in reaching his decision the Secretary of State notes the following factors:

1. The proposed development does not fall within Schedule 1 (mandatory EIA).



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2. The proposed development falls under Schedule 2 of the 2017 Regulations as the electricity line is to be installed above ground in a sensitive area.
3. The proposed development falls within the Surrey Hills Area of Outstanding Natural Beauty (AONB).
4. The Surrey Hills AONB Unit were consulted and had no objections to the proposed development.
5. The LPA were consulted and had no objections to the proposed development.

Taking account of the abovementioned factors and information received, the Secretary of State concludes that the proposed works are not EIA development under the 2017 Regulations and do not require a statutory EIA as they are unlikely to have significant effects on the environment due to their nature, location and size. A copy of this letter has been sent to the LPA for information.

Yours sincerely,

*John McKenna*  
Head of Network Consents  
Energy Infrastructure Planning