



Department for  
Energy Security  
& Net Zero

Arthur Chandler  
National Grid Electricity Distribution (South West) Plc  
Venture Way  
Priorswood Industrial Estate  
Taunton  
TA2 8DE

**Energy Infrastructure Planning**

3-8 Whitehall Place  
London  
SW1A 2JP

**Email:**

S37consents

@energysecurity.gov.uk

**Website:** [www.gov.uk/desnz](http://www.gov.uk/desnz)

Our ref: 1892u  
Your ref: 4704438 - Stedcombe House

29 May 2024

Dear Mr Chandler,

**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: STEDCOMBE HOUSE – 4704438**

Decision:

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.

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

- Add a third conductor to an existing 11kV 225 metre overhead line



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Secretary of State considerations:

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 National Grid Electricity Distribution (“the Applicant”) in relation to the impacts on the environment of the proposed development and the views of East Devon Council (“the LPA”). In reaching her decision, the Secretary of State notes the following factors:

1. The proposed development does not fall within Schedule 1 (mandatory EIA);
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 development is located within the following designated sensitive areas:
  - East Devon National Landscape (formerly known as Area of Outstanding Natural Beauty [AONB])
  - A Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) associated with the River Axe SSSI
4. The applicant consulted with the East Devon AONB unit regarding the National Landscape designation. The AONB Unit confirmed they had no comments to make on the development via email correspondence on 16 October 2023.
5. LPA were consulted regarding the proposed development and noted no objection to the development on 9 February 2024 (planning reference: 23/2727/OHL). The LPA stated, “Taking into account the limited scale of the development and on the basis of the above comments, it is considered that the proposal would not result in any adverse impact on the designated landscape...”.
6. On 12 April 2024, the applicant consulted with Natural England (NE) for their consulted regarding the Impact Risk Zone designation. NE responded via email correspondence on 2 May 2024, stating, “The council’s subsequent delegated report, concludes a recommendation that no objection is to be raised to the proposal. Natural England concurs with that view.”.

Yours sincerely,

John Mckenna

Head of Network Planning team

Energy Infrastructure Planning