



Department for  
Energy Security  
& Net Zero

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Our ref: 2209u  
Your ref: S37-0032 Pittance Farm/100000940

7 July 2025

Dear Miss Cole,

**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: PITTANCE FARM**

**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:

- Upgrade approximately 75 metres of 11kV overhead line from two-wire to three-wire

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 South Eastern Power Networks ("the Applicant") in relation to the impacts on the environment of the proposed development and the views of Waverley Borough Council ("the LPA"). In reaching his 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 proposed development falls within Surrey Hills National Landscape.
4. The Applicant consulted with the LPA, who confirmed on 2 May 2025 that they had no objection to the proposed development (planning reference: WA/2025/00571).
5. Natural England (NE) was consulted and, in their response dated 11 April 2025 (reference: 507442), stated that they had no comments on the proposed development
6. The proposed development is a minor modification to an existing piece of infrastructure and is likely to have minimal visual impact on the National Landscape in which it is located.

Yours sincerely,

Anna-Maria Inglis  
Consent Manager  
Energy Infrastructure Planning Delivery Team