



# Department for Energy Security & Net Zero

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Our ref: 2332u  
Your ref: FEA458

10<sup>th</sup> December 2025

Dear Mr Paul Roberts,

## **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: Longdene Cottages**

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 an existing 11kV overhead line approximately 101m from single-phase to three- phase.



## Department for Energy Security & Net Zero

### 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 Southern Electric Power Distribution PLC ("the Applicant") in relation to the impacts on the environment of the proposed development and the views of 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);
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 is located within the Surrey Hills National Landscape.
4. The Applicant consulted the LPA, which raise no objections on 6 June 2025.
5. The Applicant consulted the Surrey Hills National Landscape Board, which confirmed via email on 12 October 2025 that they had no concerns.
6. The Applicant consulted Natural England, which confirmed the development is not within or near a Habitats Site or Site of Special Scientific Interest and had no comments.
7. The proposed development is a minor modification to an existing infrastructure and is not likely to have a significant effect on the National Landscape in which it is located.

Yours sincerely,

Anna-Maria Inglis  
Consent Manager  
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