



Department for
Energy Security
& Net Zero

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Our ref: 2353u
Your ref: FDZ796

26 January 2026

Dear Ms Crockford,

**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: Aylings Garden Centre

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 Chichester District Council (“the LPA”) for information.

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

- Upgrade a 11kV, 396m line from single phase to 3-phase



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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 Southern Electric Power Distribution PLC (“the Applicant”) in relation to the impacts on the environment of the proposed development and the views of 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 the following designated areas:
 - South Downs National Park
 - Trotton Common Registered Land
 - Ipping Common Local Nature Reserve
4. Natural England was consulted regarding the designated sensitive area in October 2025 and had no objections to the development.
5. The Applicant consulted with Chichester District Council LPA on behalf of South Downs National Park Authority who had no objection to the proposed development (reference: SDNP/25/04163/OHL) in October 2025. The LPA requested consideration regarding the timing and management of the works to minimise the impact on the working smallholding operating on the site. It concluded that the proposed development is not an EIA development.
6. The proposed development is a minor modification to an existing piece of infrastructure and not likely to have a significant effect on the Natural Landscape.

Yours sincerely,

John McKenna
Head of Network Planning team
Energy Infrastructure Planning Delivery Team