Department for
Energy Security
& Net Zero

Energy Infrastructure Planning
3-8 Whitehall Place
London
SW1A 2JP

Email: S37consents
@energysecurity.gov.uk
Website: www.gov.uk/desnz

Charlotte Cole
South Eastern Power Networks PLC
Bircholt Road
Maidstone
ME15 9XY

Our ref: 2390u
Your ref: 100001048/Chatley Heath Timber Yard

4 March 2026

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: CHATLEY HEATH TIMBER YARD

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:

- Replace one wooden 11kV pole
- Upgrade existing 25kVA pole mounted transformer to 100kVA

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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 South Eastern Power Networks ("the Applicant") in relation to the impacts on the environment of the proposed development and the views of Elmbridge 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 Ockham and Wisley Site of Special Scientific Interest (SSSI), Ockham and Wisley Local Nature Reserve (LNR) and Thames Basin Heath Special Protected Area (SPA).
4. The Applicant consulted with the LPA who had no objection to the development on 2 January 2026 (planning reference: 2025/2910).
5. The Applicant produced a Habitats Regulations Assessment (HRA) in December 2025 which ruled out the risk of likely significant effects on the qualifying features of the SPA.
6. Natural England (NE) was consulted regarding the designated sensitive areas, and on 17 December 2025 granted unconditional assent to the development from the period between 2 February 2026 and 30 June 2026 (reference: 0912250956NG).
7. An ecological walkover was conducted at the site of the proposed development on 1 October 2025 and the subsequent "Ecological Constraints Report: Chatley Heath" was issued on 31 October 2025 by Arcadis Consulting Ltd (reference: 30265735-ARC-CTH-RP-EC-324-Chatley Heath). The survey identified that Site A contains suitable habitats for reptiles, great crested newts, hazel dormouse, and hedgehog. Evidence of suitable habitat for nesting and ground nesting birds was also recorded, including disused bird nests observed on site. The wider site provides potential roost features for roosting bats, as well as suitable foraging and commuting habitats, however the works are unlikely to impact any roosting boots. Additionally, Rhododendron, an invasive non-native species is present at the site of works. A number of recommendations to mitigate the limited impacts on protected species and habitats were outlined and will be followed by the Applicant throughout the development.

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8. Having considered the HRA, the Secretary of State considers that the proposed development is unlikely to have any significant effects on a National Site Network site under the Conservation of Habitats and Species Regulations 2017. This is due to the small footprint and short duration of the works, and no habitats suitable for the qualifying features will be directly impacted. Standard pollution controls will be maintained, and an Ecological Clerk of Works will be present to undertake a pre-works check for active nests and protected species. These measures are secured by condition 4 of the consent issued under Section 37 of the Electricity Act 1989.
9. In light of the proposed mitigations, the Secretary of State is satisfied that there will be no Adverse Effect on Integrity of the protected site, and this is beyond all reasonable scientific doubt.

Yours sincerely,

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