



Department for  
Energy Security  
& Net Zero

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Our ref: 2361u  
Your ref: 105191-190/ Allhallows

7 May 2026

Dear Ms McKean,

**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: Allhallows-on-Sea, Rochester**

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 Medway Council LPA (“the LPA”) for information.

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

- 8 x pole replacement of existing 410m, 11kV overhead line;
- Upgrade of the line 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 South Eastern Power Networks 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:
  - Thames Estuary & Marshes SPA
  - South Thames Estuary and Marshes SSSI
  - Thames Estuary & Marshes Ramsar
4. In November 2025, the applicant produced a Habitats Regulation Assessment to assess the possible risks and mitigations of the development. The assessment advised that works should take place outside of bird breeding season and the use of tracked vehicles, bog mats and minimisation of vegetation clearance to further reduce impacts.
5. The Applicant consulted with the LPA who had no objection to the proposed development in December 2025 (reference: MC/25/2123). It concluded it was not an EIA development subject to adherence to the mitigation measures outlined in the HRA.
6. Natural England was consulted regarding the designated sensitive area in April 2026 and advised that assent is not required as it was concluded the works would have no likely significant effect.
7. The Secretary of State notes the limited scale of the works, and localised nature of any impacts and that the proposed development is a like for like replacement to existing infrastructure. The Secretary of State therefore considers that there are no likely significant effects arising from the expected residues and emissions and the production of waste or the use of natural resources, in particular soil, land, water and biodiversity and that the proposed development is not likely to have significant effect on the designated sites in which it is located.



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Yours sincerely,

John McKenna  
Head of Network Planning team  
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