



Department for
Energy Security
& Net Zero

Chris Hounsell
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Our ref: 2530u
Your ref: S37-0030 105164-365 / Dewlands Hill - Crowborough

1 July 2026

Dear Mr Hounsell,

**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: WEST OF BRIAR HOUSE FARM DEWLANDS HILL
CROWBOROUGH TN6 3RU**

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 1,000 metres of existing 11kV overhead line from two-wires to three-wires
- Replace up to 12 existing poles



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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 Wealden District 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 the High Weald National Landscape.
4. The Applicant consulted with the LPA, which raised no objections to the development on 3 October 2024 (planning reference: WD/2024/2043/OH). The LPA confirmed that the minor changes would have little material impact on the National Landscape and concluded that the proposal is not considered EIA development.
5. 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