Department for Energy Security & Net Zero

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Madeleine Pain
Southern Electric Power Distribution
PO Box 36,
Lyndhurst,
SO43 7PH

Our ref: 2527u
Your ref: Pheasantry Lodge FEX470

2 September 2026

Dear Ms Pain,

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: Pheasantry Lodge

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 Hart District Council ("the LPA") for information.

Screening decision for a proposed development ("the proposed development") to:

- Upgrade to 3 phase a 11kV, 732m overhead line;

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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 her 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:

    - Hazeley Heath Site of Special Scientific Interest (SSSI)
    - Thames Basin Heaths Special Protection Area (SPA)
    - Hazeley Heath Registered Common Land

4. The Applicant consulted with the LPA in November 2025 who had no objection to the proposed development (reference: 25/02127/OHL) but advised that Natural England had requested a Construction Environmental Management Plan (CEMP). It concluded the works are not an EIA development.
5. The Applicant consulted Natural England in December 2025 who advised that they had no objections to the works provided a CEMP was produced.
6. In April 2026, Dalcour Maclaren, on behalf of the applicant produced an ecological constraints report to assess the possible risks and mitigations of the development. Species specific surveys were undertaken for Great Crested Newts (GCW) and bats. A pond in close proximity to the works was deemed unsuitable for GCW. The site was deemed to have high suitability for nesting birds and foraging bats. The report recommended works to be undertaken outside of bird breeding season and that an Ecological Clerk of Works (ECoW) to be onsite for phases of work which may have impacts on protected species.
7. In May 2026, the applicant produced a Habitats Regulation Assessment (HRA) to assess the possible risks and mitigations of the development.

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8. Having considered the HRA, the Secretary of State is satisfied that there will be no likely significant effects on any National Site Network site under the Conservation of Habitats and Species Regulations 2017. This is due to the works being minor, with no vehicle access required and temporary and spatially confined. Works will be carried out outside of bird breeding season, with minimal vegetation removal required.
9. The Applicant consulted Natural England in June 2026, who granted unconditional assent between the period of 1 October 2026 and 31 December 2026 (ref: 2905261222NG).
10. 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.

Yours sincerely,

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