



Development Management
West Lothian Civic Centre
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9 October 2025

FAO Addressee Only

Sophia Cockell
SLR Consulting Limited
Summit House
12 Red Lion Square
London
WC1R 4QH

Dear Sophia,

EIA screening opinion for a development including a Solar PV array, BESS, substation and internal access tracks (Grid Ref: 310089,664173) at Land South of Leyden Road, Kirknewton, West Lothian, EH27 8DQ

I refer to your letter dated 30 July 2025, which requests West Lothian Council adopt a screening opinion on the above mentioned development.

You have provided a statement in the same letter in order to inform West Lothian Council's consideration of this request, and as required under part 2 Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 ('EIA Regulations').

I concur with your assessment that the proposed development constitutes industrial installation for the production of electricity as defined in Column 1, part 3 (a) of Schedule 2 of the EIA Regulations respectively. The proposal exceeds the applicable threshold of 0.5 hectare set out in Column 2 of Schedule 2.

The development is therefore a Schedule 2 development in terms of the regulations.

The planning authority has taken into account all the considerations set out in the submission however does not agree with the findings that the proposed development is not likely to have significant effects on the environment due to its characteristics and scale of development, location and characteristics of potential impact. I also acknowledge that you have listed a number of technical documents that will accompany any application.

I can thus advise that EIA will be required for the proposed development. The planning authority consider that any EIA should include two chapters; Landscape and Visual, and Ecology.

For noting, other reports that should be included in any application.

- Pre-Application Consultation Report
- Design and Access Statement
- Planning Statement
- Glint and Glare
- Transport Statement/Assessment. You may wish to discuss this with our Roads and Transportation team at Operational Services regarding the scope of such an assessment.
- Flood Risk and Drainage Assessment. Note drainage and SUDS must be compliant with Supplementary Guidance.
- Geology and Soils
- Land use and agriculture
- Noise Assessment. You may wish to discuss this with our Environmental Health team regarding the form of any potential noise protection. Note that likely effects will be during construction
- Archaeological survey/Cultural heritage reports
- Tree Survey/Woodland report
- Air Quality

Yours sincerely

Mahlon Fautua
Senior Planner