

PLANNING

Cairngorms National Park  
Local Development Plan 2015

**Highland Resort Site, Aviemore  
Development Brief / Masterplan  
SEA Screening Determination**

**October 2015**

## Cover Note

### PART 1

To: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)  
or  
SEA Gateway  
Scottish Executive  
Area 1 H (Bridge)  
Victoria Quay  
Edinburgh EH6 6QQ

### PART 2

An SEA Screening Determination is attached for the plan, programme or strategy (PPS) entitled:

Aviemore Development Brief / Masterplan

The Responsible Authority is:

The Cairngorms National Park Authority

### COMPLETE PART 3 OR 4 OR 5

### PART 3

Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that

- An SEA is required** because the PPS falls under the scope of Section 5(3) of the Act and is likely to have significant environmental effects. **or**
- an SEA is required** because the PPS falls under the scope of Section 5(4) of the Act and is likely to have significant environmental effects **or**
- an SEA is not required** because the PPS is unlikely to have significant environmental effects.

### PART 4

- The PPS does not require an SEA under the Act. However, we wish to carry out an SEA on a voluntary basis. We accept that, because this SEA is voluntary, the statutory 28 day timescale for views from the Consultation Authorities cannot be guaranteed.

**PART 5**

None of the above apply. We have prepared this screening report because:

**PART 6**

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**PART 7**

**Signature**  
(electronic  
signature  
is acceptable)

**Date**

28/10/2015

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# Strategic Environmental Assessment Screening Determination for the Aviemore Highland Resort Development Brief / Masterplan

## Introduction

This statement sets out the Cairngorms National Park Authority's (CNPA) determination under Regulation 10(1) of the Environmental Assessment (Scotland) Act 2005 on whether or not a Strategic Environmental Assessment (SEA) is required for the Aviemore Highland Resort Development Brief / Masterplan.

Gateway on 8 September 2015 and the responses of the CAs are summarised in **Summary of Responses**

Table I.

## The Screening Process

Screening is the first stage in the SEA process. The purpose of screening is to establish whether or not a Plan, Programme or Strategies (PPS) will have significant environmental effects.

Screening takes the form of a formal submission, where the Responsible Authority (RA) seeks the views of the following Consultation Authorities (CA) on whether a PPS is likely to have significant environmental effects and therefore whether a SEA is required:

- Historic Environment Scotland (HES),
- Scottish Environmental Protection Agency (SEPA), and
- Scottish Natural Heritage (SNH).

As well as consulting the above bodies, RAs are required to take into account the criteria set out in Schedule 2 of the 2005 Act when determining whether or not the plan is likely to have significant effects. The details of this process are contained within the Screening Report (September 2015).

The CNPA submitted the Screening Report to the Scottish Government's SEA

## Summary of Responses

Table 1 Summary of Screening Report responses from the Consultation Authorities.

Consultation Authority	Significant Environmental Effects likely?	Summary of Views
<b>Historic Environment Scotland</b>	<b>x</b>	HES understand that the development brief will identify opportunities, constraints and design guidelines for the development of the Aviemore Highland Resort site. The site previously had planning permission, which has now lapsed; the site is considered to be suitable for development under LDP Policies 1 and 2. On the basis of the information provided, and having given consideration to the location and characteristics of the development site, HES agree that the Development Brief / Masterplan is unlikely to have significant effects on the historic environment
<b>Scottish Environment Protection Agency</b>	<b>x</b>	SEPA consider that in respect of their main areas of interest (air, water, soil, human health, material assets (of which they have a specific interest in waste) and climatic factors) the Development Brief / Masterplan is unlikely to have significant environmental effects.
<b>Scottish Natural Heritage</b>	<b>x</b>	SNH agree that the above Development Brief / Masterplan is unlikely to have significant environmental effects beyond those previously identified and already considered through the SEA of the LDP 2015. They are satisfied that the LDP adequately sets out the natural heritage, landscape, open space and local access considerations relevant to this site. They would however welcome consultation on the draft masterplan when prepared.

## Conclusion of Screening Process

Having consulted the three CAs, and having considered the criteria set out in the 2005 Act, the CNPA considers that the Development Brief / Masterplan is unlikely to have significant environmental effects.

The CNPA has therefore determined that an SEA will not be required for the Development Brief / Masterplan under Regulation 13(1) of the Act 2005 Act.