

## SEA Screening Report – Cover Note

### Cover Note Section 1

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Or  
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### Cover Note Section 2

<b>An SEA screening report is attached for the plan entitled:</b>	Town Centre Design Guidance
<b>The Responsible Authority is:</b>	North Ayrshire Council

### Cover Note Section 3

Screening is required because the plan/programme falls under Section 5(3)(c) or Section 8(1) of the Environmental Assessment (Scotland) Act 2005. Our view is that: -

**An SEA is not required** because the plan is not likely to have significant environmental effects.

**Cover Note Section 6**

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**Cover Note Section 7****Signature**

Lesley Wells

**Date:**

17 December 2013

## SEA Screening Report

### SEA Screening Report Section 1: Key Facts

<b>Responsible Authority:</b>	North Ayrshire Council (NAC)
<b>Title of Plan:</b>	Town Centre Design Guidance
<b>Plan purpose:</b>	The purpose of the Town Centre Design Guidance is to define and explain, in summary, the character of places within North Ayrshire and to assist developers and designers to understand their potential contribution to future place making. The SG provides further detail on design quality focusing on town centres in North Ayrshire.
<b>What prompted the plan:</b>	NAC is required to produce the SG by General Policy and Policy A3: Supplementary Guidance of the emerging North Ayrshire Local Development Plan (LDP).
<b>Plan subject:</b>	Land use planning.
<b>Period covered by plan:</b>	June 2011 onwards.
<b>Frequency of plan updates:</b>	As circumstances dictate.
<b>Plan area:</b>	Administrative area of North Ayrshire.
<b>Summary of nature/content of the Plan:</b>	<p><b>NATURE:</b></p> <p>To provide developers and designers with design guidance that will support the aspirations of the emerging LDP and facilitate high quality design outcomes within the town centres of North Ayrshire.</p> <p><b>CONTENT:</b></p> <p>The guidance details the following:</p> <ul style="list-style-type: none"> <li>• Context</li> <li>• Design Principles</li> <li>• Siting</li> <li>• Character</li> <li>• Public Realm</li> </ul>
<b>Proposed plan objectives:</b>	To assist the development industry in delivering high quality design within town centre areas with detailed guidance.
<b>Date:</b>	17 December 2013

## SEA Screening Report Section 2: Considering the Likely Significance of Effects on the Environment

Table 1 below summarises the findings of the screening exercise undertaken by North Ayrshire Council in determining the likelihood of significant environment effects from the Town Centre Design Guidance.

**Table 1 – Likely Significance of Effects on the Environment**

<b>Criteria for determining the likely significance of effects on the environment</b>	<b>Likely to have significant environmental effect?</b>	<b>Summary of significant environmental effects</b>
1(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No	The SG does not contain any policies, nor does it seek to change any of the existing policies within the emerging LDP. It provides design guidance that will inform development proposals within town centre areas. The SG does not propose any additional development.
1(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	No	The SG will not influence any other plan or programme within a hierarchy. It supplements and expands upon policies within the LDP.
1(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The SG is not a key vehicle for integrating environmental considerations into the broader sustainable development agenda. It will integrate environmental considerations and promote sustainable development in a supportive role to the emerging LDP.
1(d) environmental problems relevant to the plan or programme	No	Any issues have been addressed through the SEA for the emerging LDP. The SG has no impact upon this criterion.
1(e) the relevance of the plan or programme for the implementation of Community legislation on the environment	No	The SG has no relationship with the implementation of any EU legislation.
<b>Criteria for determining the likely significance of effects on the environment</b>	<b>Likely to have significant environmental effect?</b>	<b>Summary of significant environmental effects</b>
2(a) the probability, duration, frequency and reversibility of the effects	No	No significant environmental effects are discernible.
2(b) the cumulative nature of the effects	No	No significant environmental effects are discernible.
2(c) transboundary nature of the effects	No	The SG will not have any transboundary environmental effects.
2(d) the risks to human health or the environment	No	The SG will not pose any risk to human health or the environment.
2(e) the magnitude and spatial extent of the effects	No	No significant environmental effects are discernible

2(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage, (ii) exceeds environmental quality standards or limit values; or (iii) intensive land-use	No	The intention of the SG is to supplement and expand upon the policies of the LDP. The SG will have no discernible impacts upon: (i) special natural characteristics or cultural heritage; (ii) environmental quality standards or limit values; or (iii) intensive land-use.
<b>Criteria for determining the likely significance of effects on the environment</b>	<b>Likely to have significant environmental effect?</b>	<b>Summary of significant environmental effects</b>
2(g) the effects on areas or landscapes which have a recognised national, community or international protection status	No	The SG will have no discernible impacts on landscapes or areas of protection.

A summary of the screening process is presented in **Table 2** below

**Table 2 – Summary of Screening Assessment**

The Town Centre Design Guidance details and explains the local context and design qualities present in town centres across North Ayrshire. The SG is designed to support and direct developers and designers in understanding the existing character of the varying town centres and how new development can enhance and regenerate these central areas for our communities.

The SG will have no bearing upon any other PPS nor have any detrimental environmental impact upon North Ayrshire and beyond. Whilst the SG has no relevance to sustainable development, it will not detrimentally impact upon sustainable development and its associated aims and objectives. Against all the criteria listed within Table 1, it was determined that the SG will have no environmental effects.

It is for the aforementioned reasons that North Ayrshire Council believes that the SG is a qualifying PPS which does not require an SEA.

## SEA Screening Report Section 3: Summary of Record of Comments from the Consultation Authorities

**Table 3: Summary Record of Comments from the Consultation Authorities**

<b>Title of Plan:</b>	Town Centre Design Guidance
<b>Responsible Authority:</b>	North Ayrshire Council
<b>Date comments received:</b>	13 January 2014

<b>Consultation Authority</b>	<b>Views</b>
Scottish Environment Protection Agency	Significant environmental effects: <b>NO</b>
	If yes, please note SEA topic/issues here
Scottish Natural Heritage	Significant environmental effects: <b>NO</b>
	If yes, please note SEA topic/issues here
Scottish Ministers (Historic Scotland)	Significant environmental effects: <b>NO</b>
	If yes, please note SEA topic/issues here