

## SEA Screening Report – Cover Note

### Cover Note Section 1

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### Cover Note Section 2

<b>An SEA screening report is attached for the plan entitled:</b>	Shopfront 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**

Andrew McNair

**Date:**

13 June 2016

## SEA Screening Report

### SEA Screening Report Section 1: Key Facts

<b>Responsible Authority:</b>	North Ayrshire Council (NAC)
<b>Title of Plan:</b>	Shopfront Design Guidance
<b>Plan purpose:</b>	The purpose of this Design Guidance is to highlight principles of good shopfront design and to encourage applicants to sympathetically restore, change or build new shopfronts. The guidance supplements the policies of the Council's current North Ayrshire Local Development Plan, explaining what is required to make proposals for new shopfronts visually acceptable and consistent with the design principles of the plan.
<b>What prompted the plan:</b>	Administrative decision.
<b>Plan subject:</b>	Shopfront design and land-use planning
<b>Period covered by plan:</b>	April 2016 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>	The guidance contains an introduction, overview of good and bad shopfront design principles; images illustrating the character of traditional shopfronts in North Ayrshire and examples of new shopfronts can sympathetically reflect that character.
<b>Proposed plan objectives:</b>	A high level objective is to support an improved retailing environment, encouraging good quality shopfronts and the perception of our town centres as places to visit, live, work and invest. Specific objectives for the guidance are to address key issues from choosing appropriate finishing materials and signage to appropriate security measures in relation to shopfronts and to offer guidance that is more visual of both good and bad shopfront design.
<b>Date:</b>	13 June 2016

## 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 Coastal 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 guidance supplements the policies of the North Ayrshire Local Development Plan (LDP) by providing additional guidance on matters relating to design, character, proportions, materials, sitting etc. of shopfronts.  The acceptability of the principle of proposed shopfronts will be established by the policies, which have already been the subject of a SEA
1(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	No	The guidance will not influence any other planning within a hierarchy. It supports the North Ayrshire LDP which has undergone SEA.
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 guidance supports sustainable development through encouraging good quality shopfronts that will improve perception of our town centres as places to visit, live, work and invest. It will integrate environmental considerations into decision-making on planning applications for shopfronts affecting the character and appearance of town centres, which may include listed buildings and Conservation Areas.
1(d) environmental problems relevant to the plan or programme	No	The guidance has no discernible impact upon this criterion.
1(e) the relevance of the plan or programme for the implementation of Community legislation on the environment	No	The guidance 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	The guidance has no discernible impact upon this criterion
2(b) the cumulative nature of the effects	No	The guidance has no discernible impact upon this criterion.
2(c) transboundary nature of the effects	No	The guidance will not have any transboundary environmental effects.
2(d) the risks to human health or the environment	No	The guidance will not pose any risk to human health or the environment.
2(e) the magnitude and spatial extent of the effects	No	The SG has no discernible impact upon this criterion

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 guidance is to supplement and expand upon the policies of the LDP. The guidance will have no negative, 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 guidance 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 guidance supports applicants giving an understanding of how shopfronts contribute to our sense of place and can nurture a quality retailing environment Through this guidance, the Council seeks to encourage better quality shopfronts which improve the perception of our towns and villages as places to visit, live, work and do business and enhance the townscape qualities of our streets and Conservation Areas.

The guidance will have no bearing upon any other plan or programme nor have any detrimental environmental impact upon North Ayrshire and beyond. The guidance 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 the Council believes that the guidance is a qualifying plan, programme or strategy which does not require a full SEA.