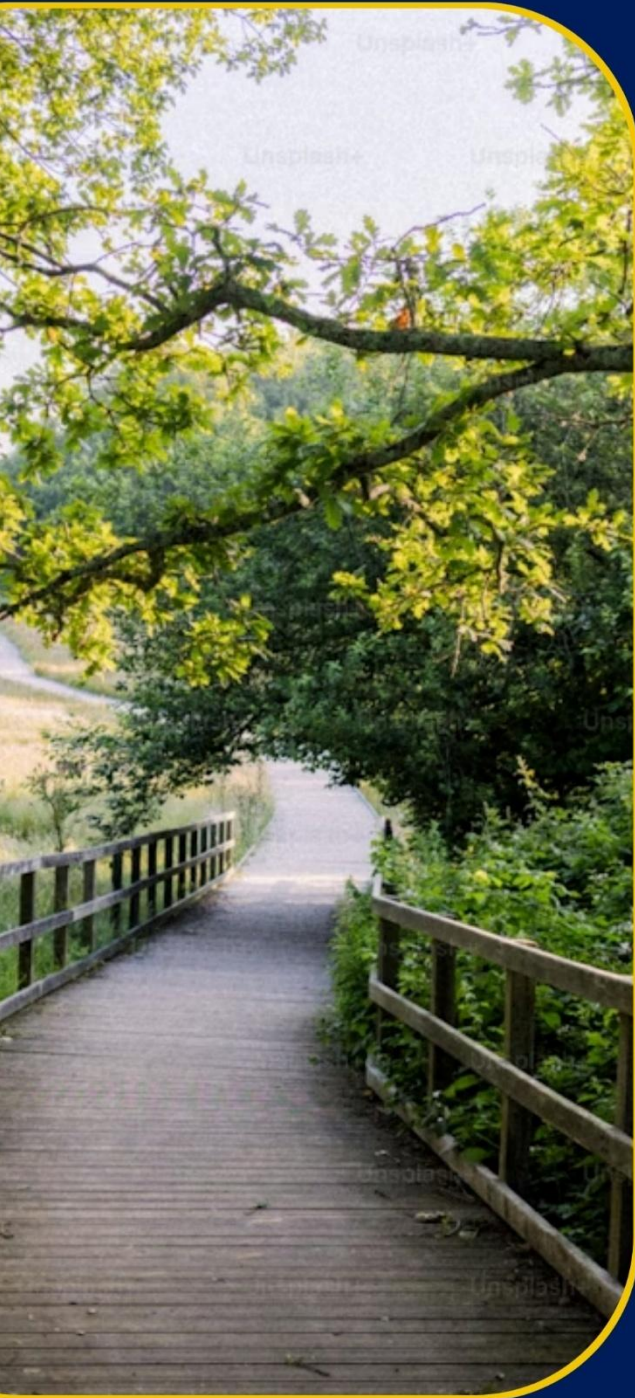
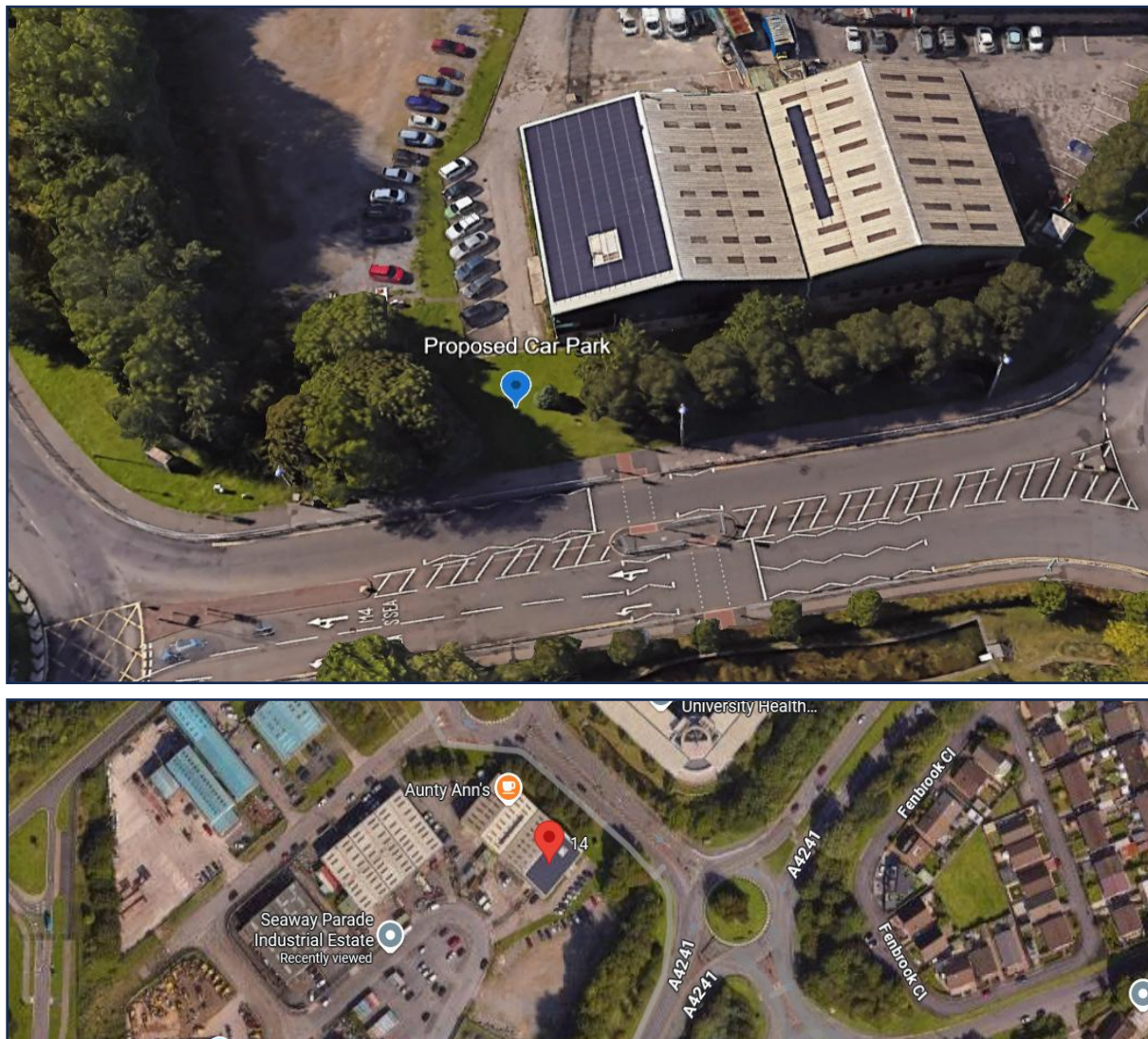






PROPOSED GARDEN WALL, CAR PARKING AREA CONVERSION, AND SHIPPING CONTAINER STORAGE

LAND ADJACENT TO UNIT 14 SEAWAY PARADE INDUSTRIAL ESTATE BAGLAN NEATH PORT TALBOT SA12 7BR.

Prepared by RDK Civil Engineering Limited



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CHAPTER 1 INTRODUCTION

1. Introduction

1.1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed construction of a garden wall, conversion of an existing area for car parking, and the installation of shipping container storage on land adjacent to Unit 14, Seaway Parade Industrial Estate, Baglan, Neath Port Talbot, SA12 7BR.

The purpose of this document is to explain the rationale behind the proposed works, demonstrate compliance with relevant national and local planning policies, and show how the scheme responds positively to the industrial estate context. It also outlines how the design aligns with Neath Port Talbot Council's planning guidance and associated building regulations. The scheme has been developed in accordance with statutory requirements and established design principles, ensuring that the proposal is practical, policy-compliant, and compatible with the surrounding built environment.

This statement has been prepared with reference to the National Planning Policy Framework (NPPF) and the Neath Port Talbot Local Development Plan (LDP), ensuring that the design approach reflects both local and national policy priorities. The proposals have been carefully considered to provide secure and functional site enhancements, support the operational needs of businesses within the estate, and safeguard the character of the area.

The proposed garden wall has been designed to respect the existing boundary treatments and scale of development across the industrial estate, while providing improved security and a clear demarcation of the site. The reconfiguration of the car parking area will optimise land use, accommodate modern vehicle requirements, and ensure efficient access and circulation. The provision of shipping container storage has been planned to meet growing demand for secure, flexible storage solutions within the estate, without detracting from the amenity of neighbouring units or the wider street scene.

We believe this proposal represents a practical and sustainable improvement to an established employment site, supporting local economic activity and strengthening the estate's functionality. This statement demonstrates how the project addresses access, design quality, and contextual integration, reflecting a commitment to responsible and well-considered development.



CHAPTER 2
SITE ASSESSMENT
& LOCAL CONTEXT

2. Site Assessment & Local Context

2.1. Physical Nature and Character of Area

1. Location Overview:

- **Address:** Land Adjacent to Unit 14, Seaway Parade Industrial Estate, Baglan, Neath Port Talbot, SA12 7BR
- **Borough:** Neath Port Talbot County Borough
- **Region:** South Wales
- **Postcode:** SA12 7BR

2. Physical and Environmental Character:

a) Urban Structure:

- The site is located within Seaway Parade Industrial Estate, a well-established employment and commercial hub in Baglan.
- The estate accommodates a mix of light industrial units, storage facilities, and service-based businesses, forming an integral part of the local economy.
- Buildings within the estate are typically arranged in large rectangular plots, with access roads and service yards creating a structured industrial layout.
- Hardstanding surfaces dominate the site, providing vehicle access, parking, and operational space, while boundary treatments vary between fencing, walls, and landscaped edges.

b) Architectural Style:

- The architectural character of the estate reflects late 20th-century and early 21st-century industrial development, featuring utilitarian single and two-storey units constructed from brickwork, cladding panels, and profiled metal sheeting.
- Roof forms are typically pitched or shallow mono-pitched, designed to maximise internal headroom and functionality.
- External finishes prioritise durability and low maintenance, with neutral colour palettes that maintain consistency across the estate.
- The application site aligns with this industrial vernacular, both in scale and materiality, ensuring that proposed interventions will remain sympathetic to the wider context.

c) Natural Environment and Green Spaces:

- While the industrial estate is largely urban in character, pockets of green space and planted verges soften the streetscape and contribute to biodiversity.
- Roadside landscaping, including trees and grassed areas, provides visual relief and enhances the overall environmental quality.
- The estate benefits from proximity to Baglan Energy Park and coastal green corridors, supporting ecological connectivity and offering accessible open space for workers and visitors.

4. Amenities and Services:**a) Local Shops and Services:**

- Neath town centre and Port Talbot town centre are both within a short drive, providing a full range of retail, banking, and community facilities.
- Convenience services, including food outlets and trade suppliers, are located within and around the estate to support daily business needs.

b) Educational Facilities:

- The wider Baglan and Port Talbot area includes a variety of primary and secondary schools, as well as Neath Port Talbot College.
- These facilities contribute to workforce development and provide training opportunities that benefit local businesses.

c) Health and Leisure:

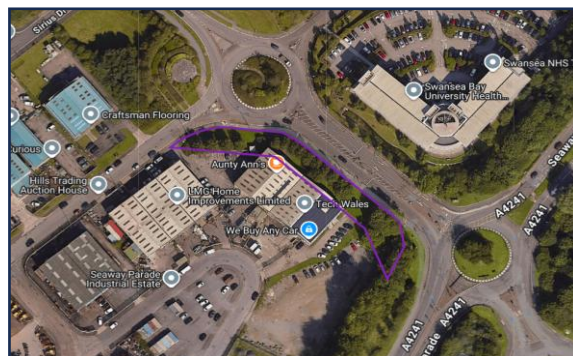
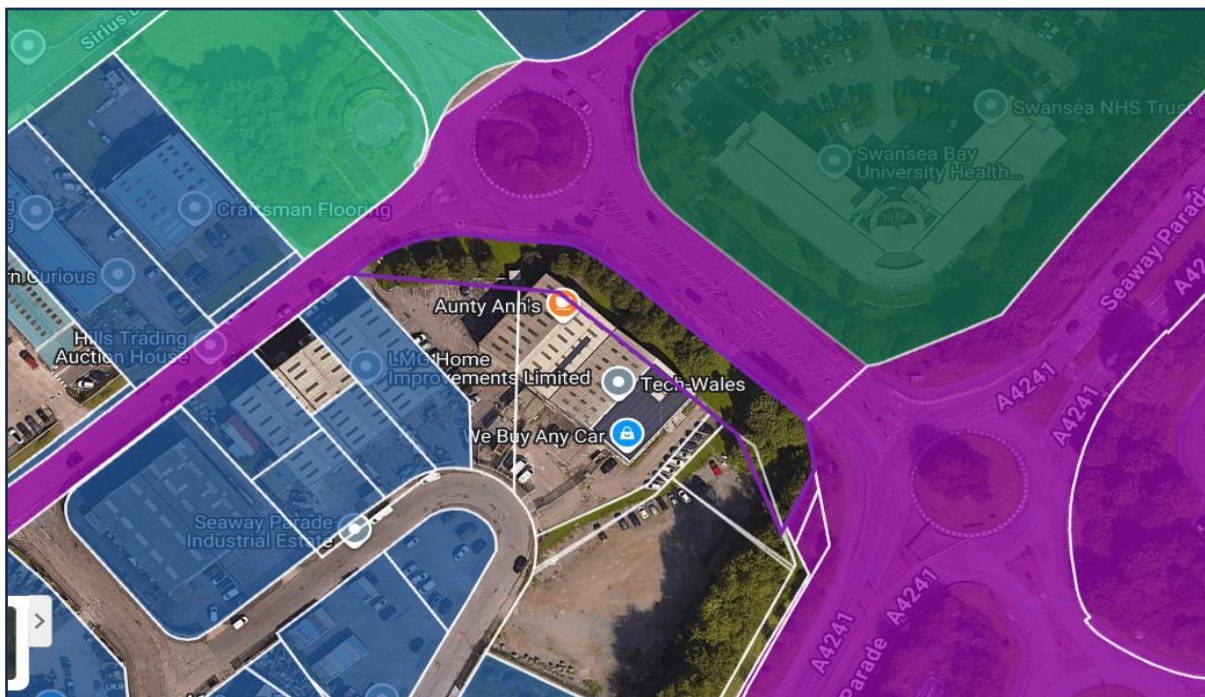
- Healthcare facilities including GP surgeries, dental practices, and pharmacies are located within Baglan and Port Talbot.
- Leisure amenities, such as Baglan Community Centre, Aberavon Leisure and Fitness Centre, and coastal paths, support wellbeing and recreation for the local workforce and community.

5. Local Community:

- The Baglan community is closely tied to the industrial estate, with employment opportunities forming a key part of local livelihoods.
- The area is known for strong community networks and a shared interest in maintaining a prosperous and safe environment.
- Local businesses play an important role in supporting economic resilience and providing services that benefit both residents and neighbouring settlements.

6. Economic Character and Development:

- Seaway Parade Industrial Estate is a designated employment area within the Neath Port Talbot Local Development Plan, supporting both light and general industrial uses.
- The estate has experienced steady growth, with new developments and upgrades to existing facilities ensuring it remains competitive and fit for modern business needs.
- Planning policy emphasises sustainable economic growth, and the proposed scheme aligns with this by enhancing security, improving site functionality, and supporting flexible storage provision.



Title boundaries

■ Corporate	■ Housing Association	■ Company	■ Council/Local authority
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Scottish land use

■ Residential	■ Commercial	■ Land	■ Agricultural
■ Mixed Use	■ Forestry	■ Other	

2.2. Access Report

1. Introduction

This report provides an overview of the access arrangements and connectivity of the proposed development site. It considers vehicular, pedestrian, and public transport access, as well as integration with the wider transport network. The assessment demonstrates that the site is well connected, compliant with planning policy objectives, and capable of accommodating the proposed use without adverse impacts on the highway network or neighbouring occupiers.

2. Vehicular Access

- The site benefits from direct vehicular access off **Seaway Parade**, a main distributor road within the industrial estate.
- The existing access points have been designed to accommodate large commercial vehicles, making them suitable for car parking reconfiguration and container delivery/servicing.
- The proposed car parking conversion will formalise existing hardstanding areas, ensuring safe circulation for staff, visitors, and service vehicles.
- Visibility at junctions within the estate is good, and the local highway layout allows for efficient two-way traffic movements.

3. Parking Provision

- The scheme includes the reconfiguration of part of the site to provide formal **car parking spaces** in line with current design standards.
- Parking allocation has been designed to ensure sufficient capacity for operational needs while minimising the impact on service yard areas.
- The layout prioritises safety, with clear demarcation of pedestrian walkways and vehicle routes to avoid conflict.

4. Pedestrian and Cycle Access

- The site is served by **footpaths and pedestrian crossings** along Seaway Parade, linking to the wider Baglan area.
- Safe pedestrian access is available from nearby bus stops and surrounding businesses.
- While cycling levels within the estate are limited, the local authority promotes active travel, and cycle routes are accessible within the wider Baglan area, connecting to Port Talbot and Neath.
- The proposed scheme does not restrict pedestrian or cycle access and will maintain safe, unobstructed circulation.

5. Public Transport Connectivity

- The estate is well connected to **bus services**, with stops located along Seaway Parade and adjacent roads, providing regular services to Port Talbot, Neath, and Swansea.
- **Baglan railway station** is approximately 1.5 miles from the site, offering direct services to Cardiff, Swansea, and West Wales.
- The site's accessibility by public transport reduces reliance on private cars, in line with sustainable transport objectives.

6. Strategic Road Links

- The site is within close proximity to the **A48** and provides direct links to the **M4 motorway (Junction 41)**.
- These routes ensure efficient connectivity for goods movement, deliveries, and commuting, making the site highly suitable for industrial and storage-related activity.
- The strategic road access supports economic activity and ensures minimal disruption to local residential streets, as the estate is designed to accommodate heavy goods traffic.

7. Accessibility Compliance

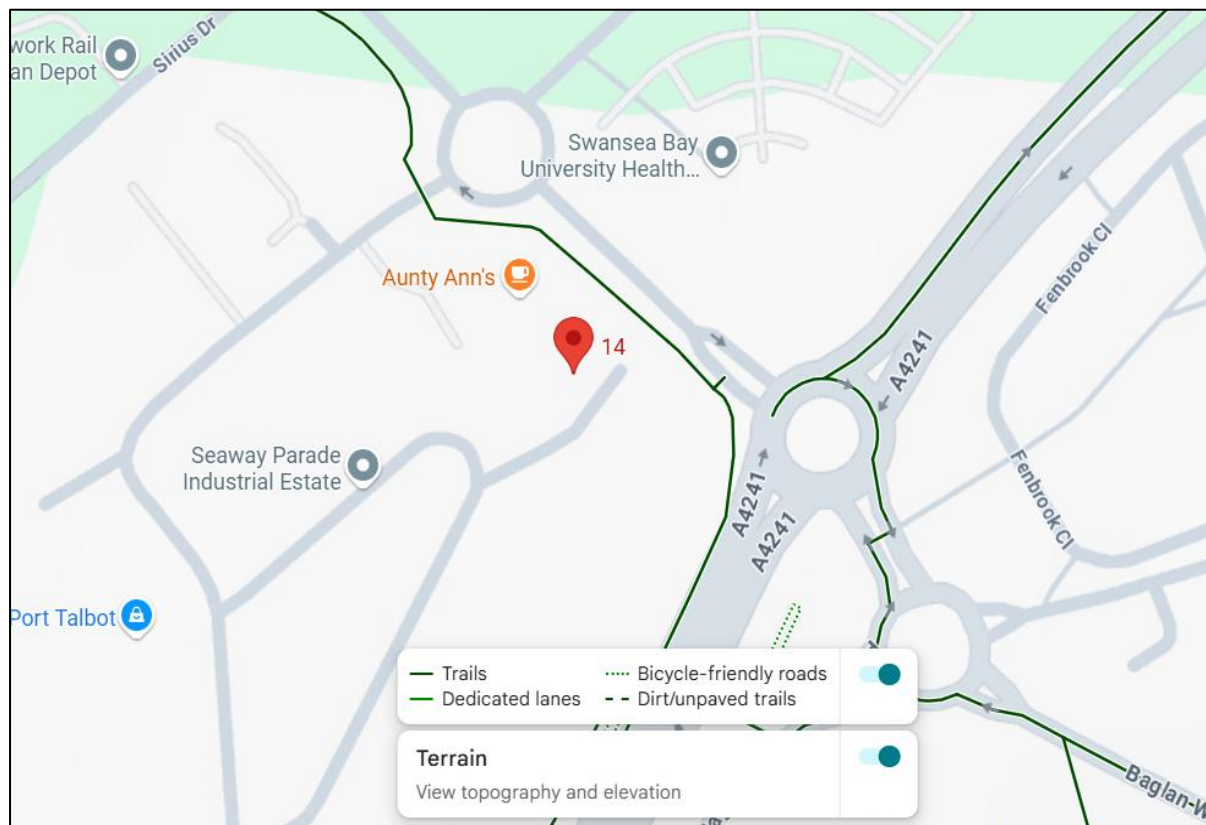
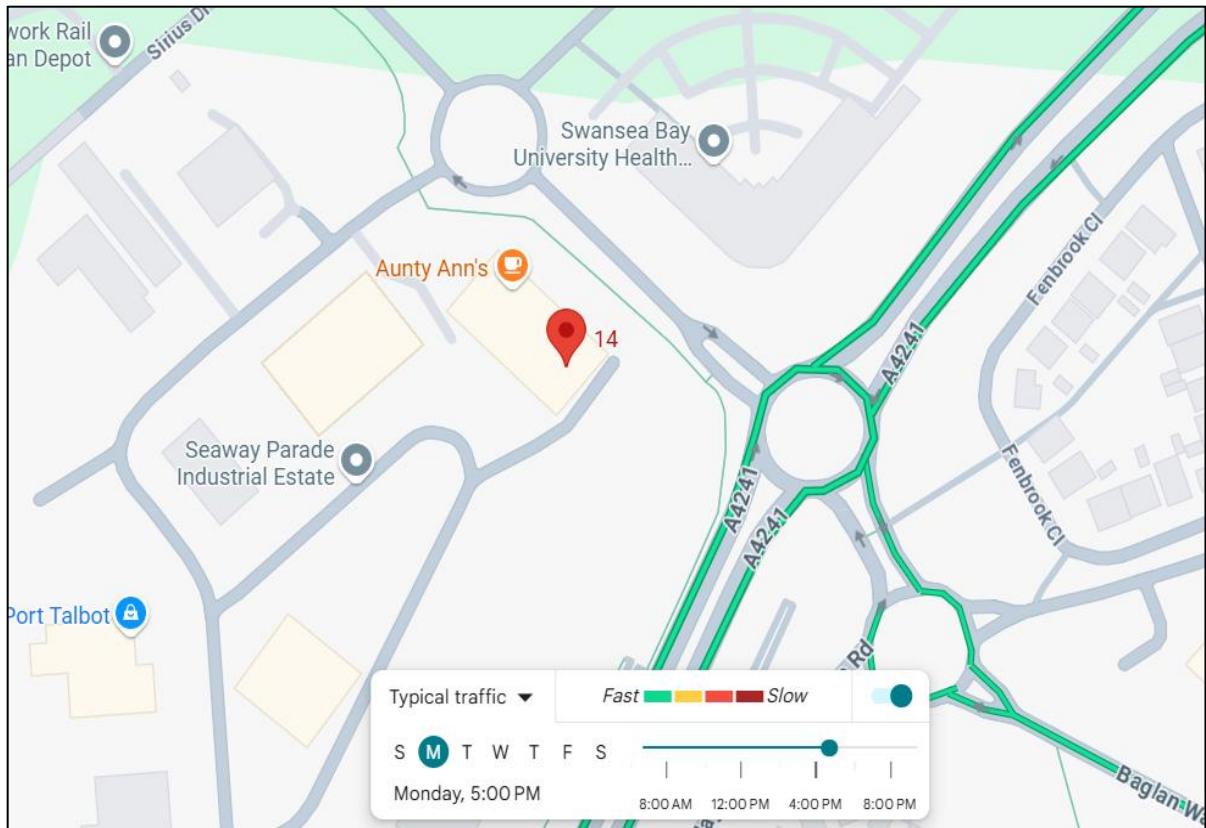
- The proposed scheme ensures that access arrangements are **inclusive**, providing safe and convenient routes for all users, including those with mobility impairments.
- Car parking provision will include clearly marked bays, level surfaces, and safe pedestrian links in accordance with **Equality Act 2010** requirements and relevant building regulations.

8. Conclusion

The site benefits from **excellent connectivity** by road, rail, and public transport, with safe vehicular and pedestrian access already in place. The proposed improvements, including formalised car parking and secure storage facilities, will not compromise existing access arrangements but instead enhance site functionality and safety.

The scheme fully aligns with the objectives of the **National Planning Policy Framework (NPPF)** and the **Neath Port Talbot Local Development Plan**, particularly Policy TR2 (Design and Access of New Development), which promotes safe, sustainable, and inclusive access.

Accordingly, the site is considered highly accessible and well-suited to the proposed development.



2.3. The Site and Surroundings

1. Site Location Overview:

The application site is located within **Seaway Parade Industrial Estate**, a designated employment area in **Baglan, Neath Port Talbot**. The estate lies to the east of Port Talbot town centre and benefits from excellent connectivity to the **A48 and Junction 41 of the M4 motorway**.

The site comprises land adjacent to **Unit 14**, which is currently characterised by hardstanding areas used for access, parking, and service activities. The proposed works involve the introduction of a boundary wall, reconfiguration of car parking, and the provision of shipping container storage.

The industrial estate accommodates a mix of light industrial, commercial, and distribution-based activities. Its strategic location makes it attractive for businesses, with convenient links to regional transport infrastructure, including the nearby **Baglan railway station** and bus services along Seaway Parade.

2. Surrounding Area:

The surrounding context is predominantly industrial in nature, with neighbouring plots occupied by warehouse units, storage facilities, and service yards. Buildings are typically large-scale, rectangular in form, and constructed with a combination of brickwork, cladding, and profiled metal sheeting.

The immediate environment is functional and business-oriented, with wide service roads, dedicated loading bays, and well-established circulation routes designed for heavy goods traffic. Landscaping within the estate is minimal but includes roadside verges and tree planting, which soften the otherwise utilitarian setting.

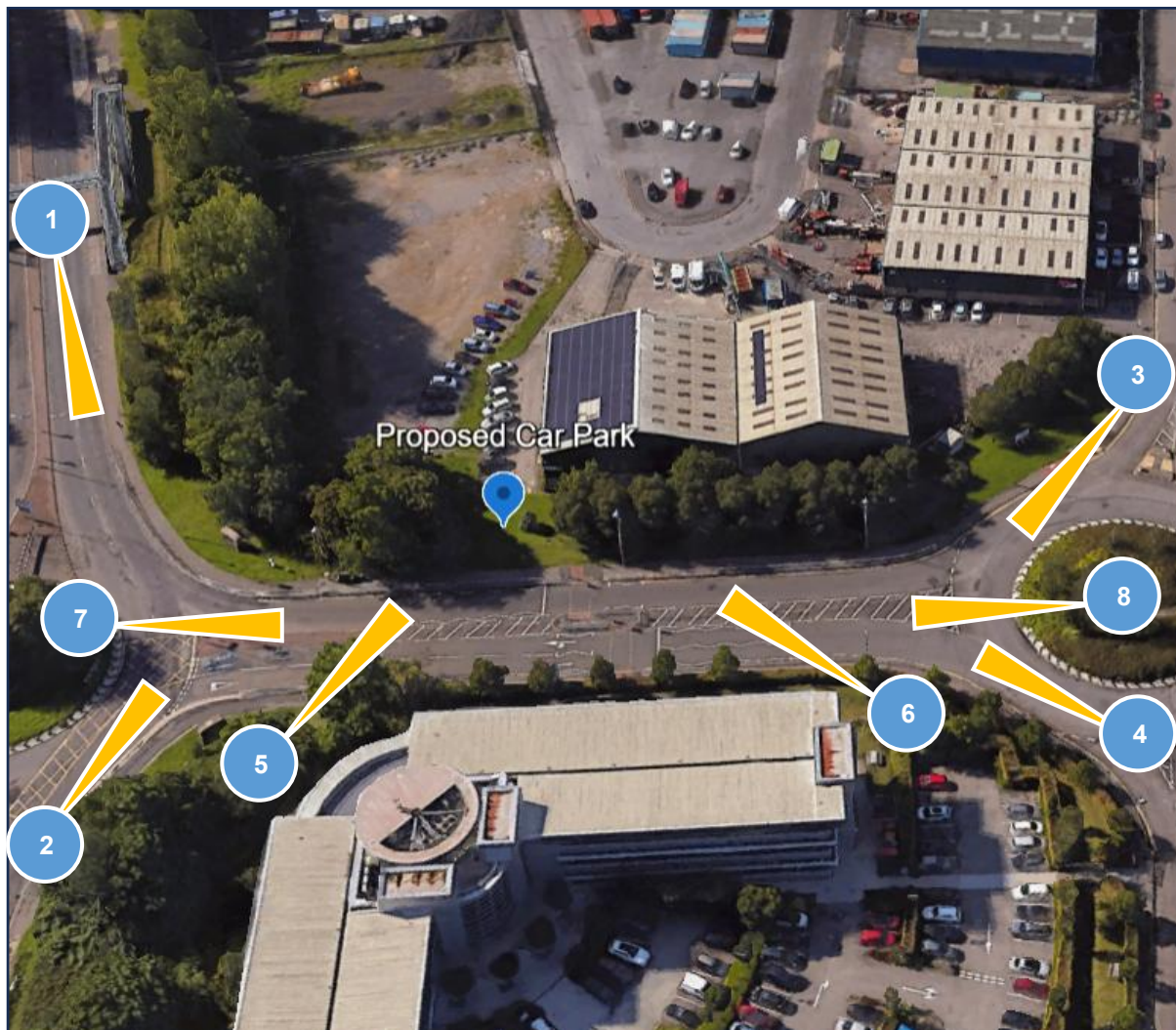
Essential services such as convenience food outlets, trade suppliers, and petrol filling stations are available within and around the estate, while Port Talbot town centre provides a broader range of commercial, retail, and community services within a short distance.

3. Environmental and Community Character:

Although the site itself is industrial in character, its surroundings form part of the wider **Baglan employment zone**, which plays a critical role in supporting the local and regional economy. The estate provides significant job opportunities for local residents and contributes to the area's economic resilience.

Environmental quality within the estate is supported by its proximity to **coastal green corridors, Baglan Energy Park, and Aberavon Beachfront**, which provide accessible recreational areas. These natural assets contribute positively to the wellbeing of employees and visitors to the estate.

The proposed development is sympathetic to its setting, respecting the scale, massing, and functional requirements of neighbouring units. By improving site security, formalising car parking, and introducing flexible storage provision, the project strengthens the estate's operational efficiency while aligning with the **economic growth objectives of the Neath Port Talbot Local Development Plan**.





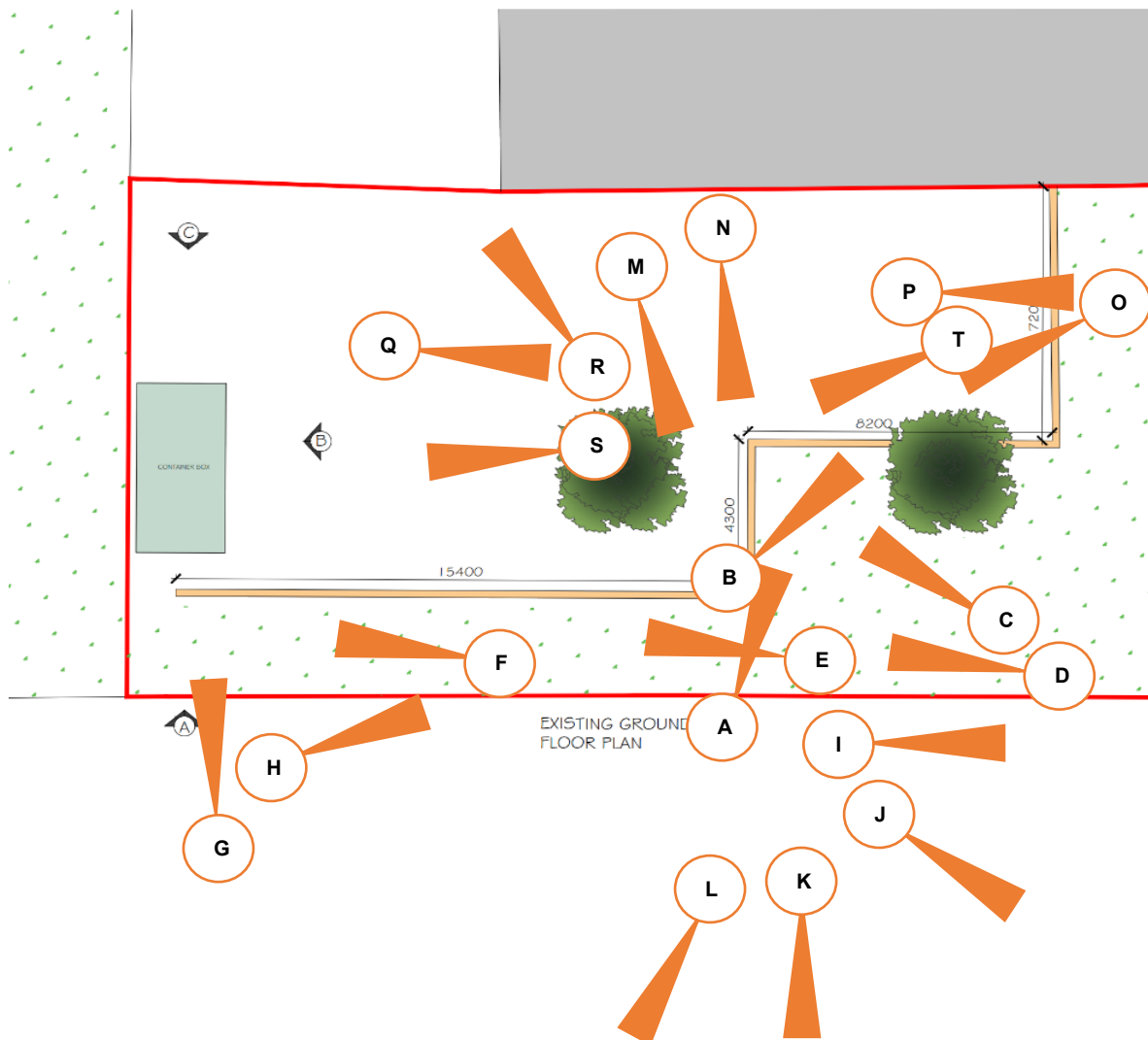
2.4. Site Photographs

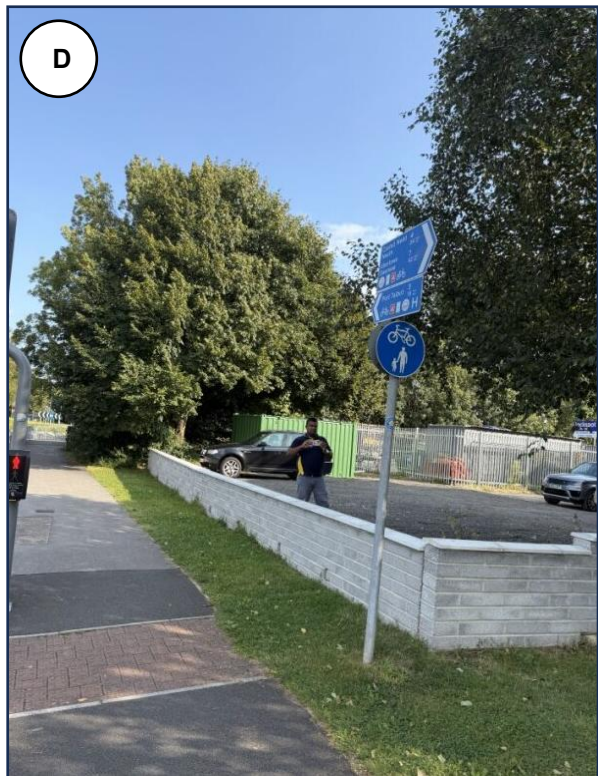
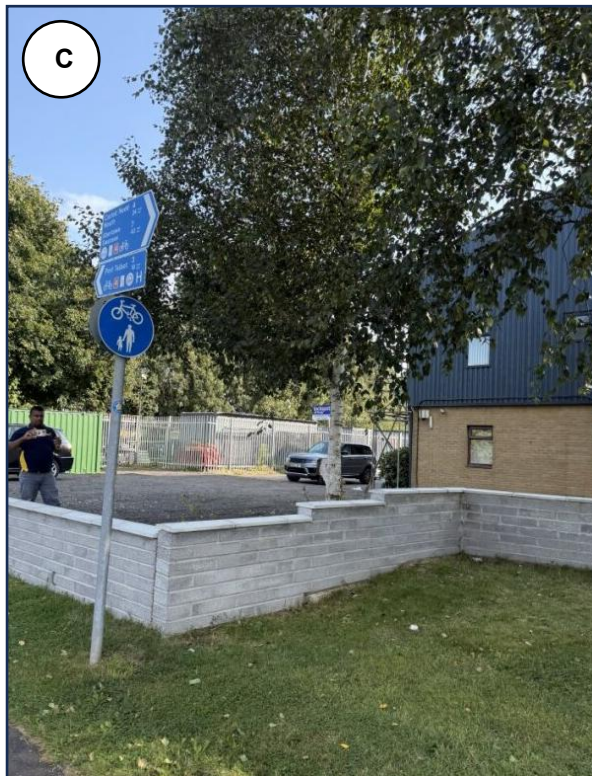
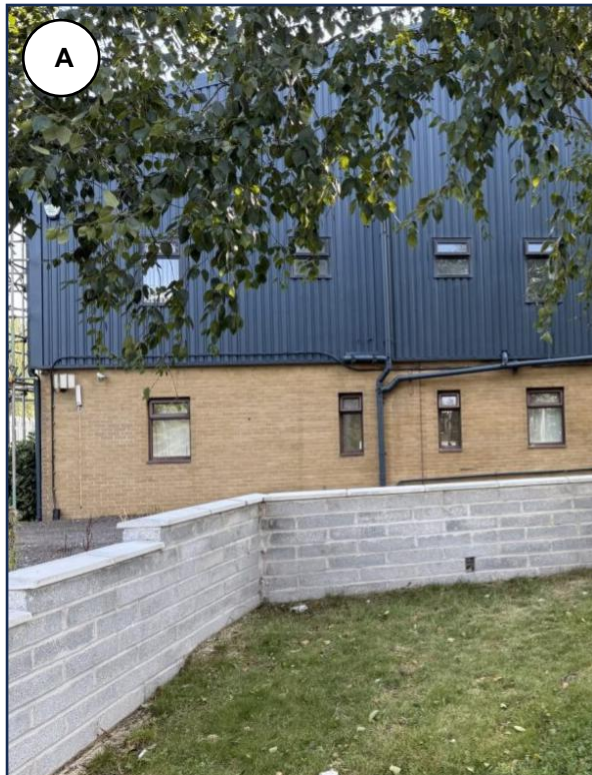
Site Photographs

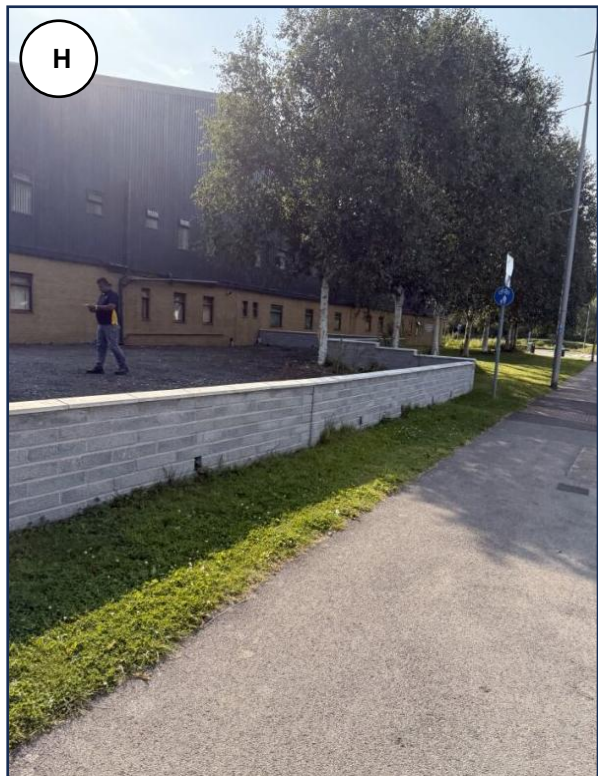
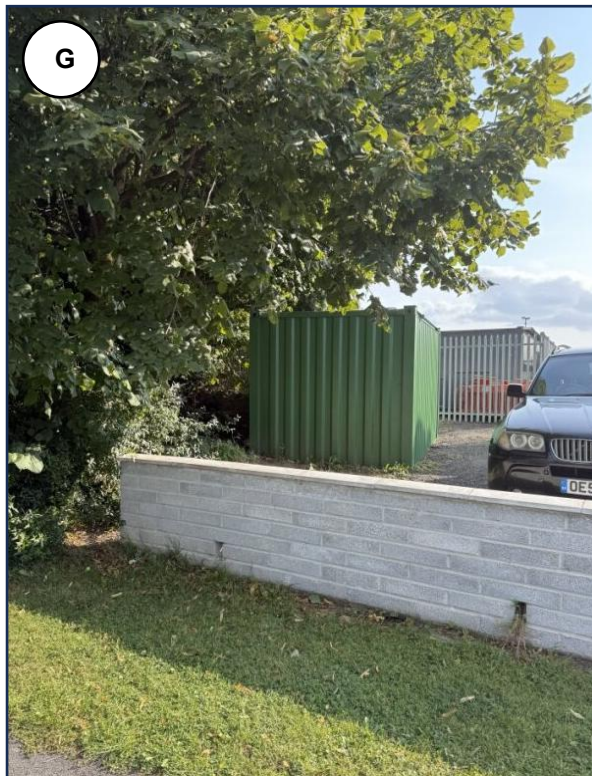
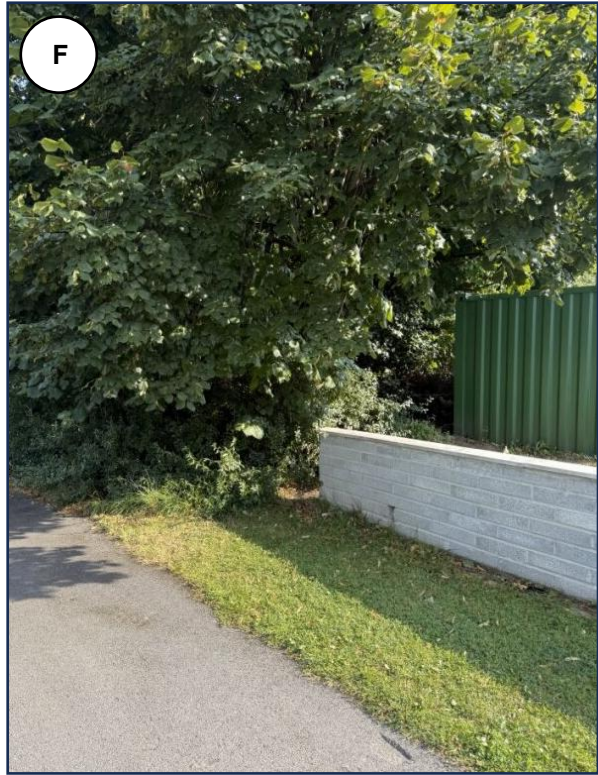
A site visit was conducted by one of our engineers on June 5th August, 2025, to capture the existing condition of the property. The photographs taken provide a detailed representation of the current state of the building and surrounding area, which will serve as a valuable reference for future development and planning.

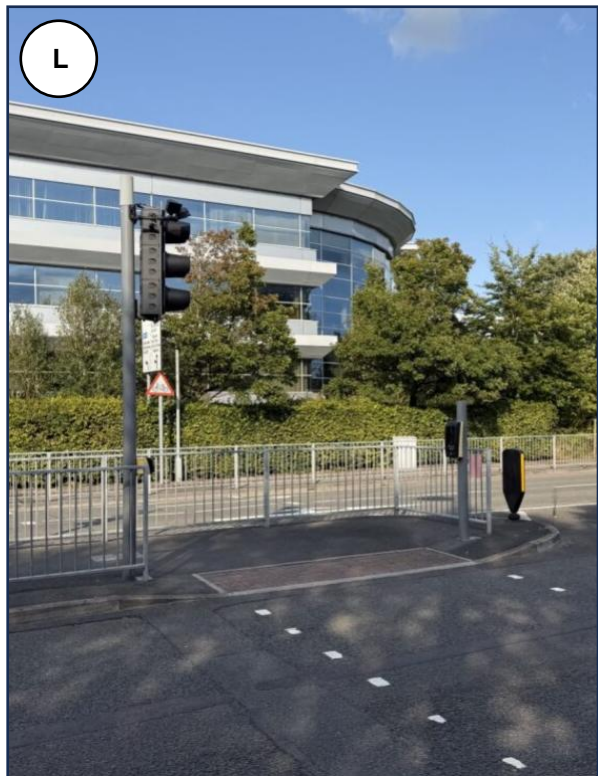
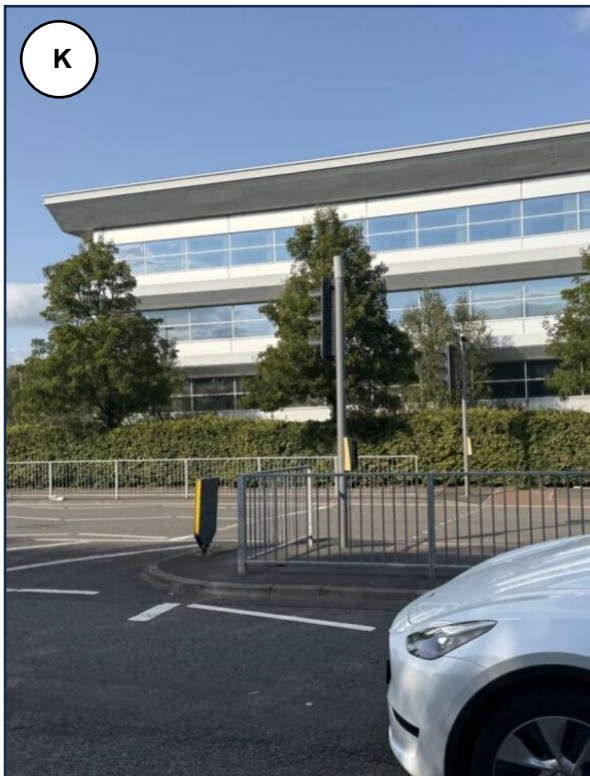
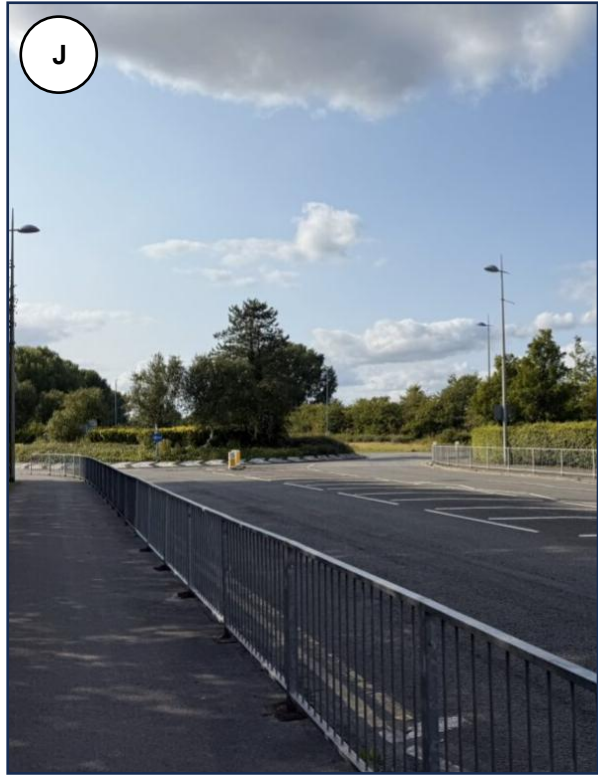
Internal Images

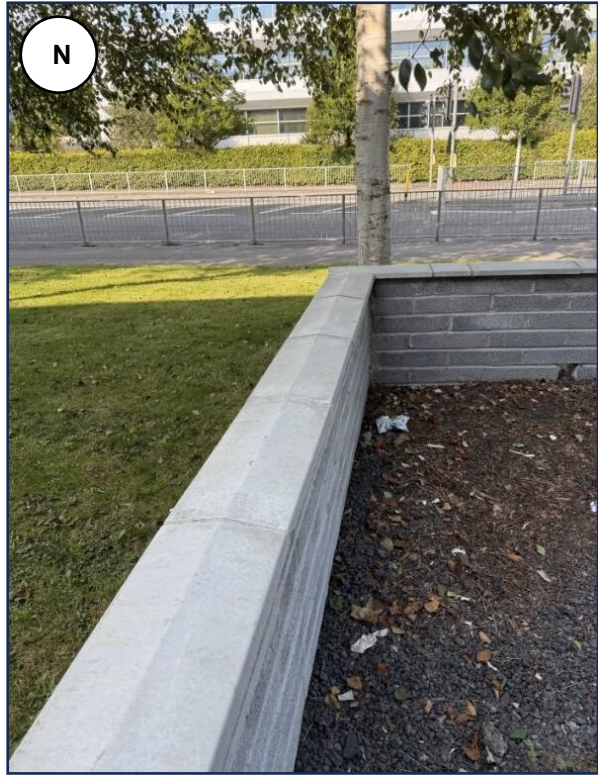
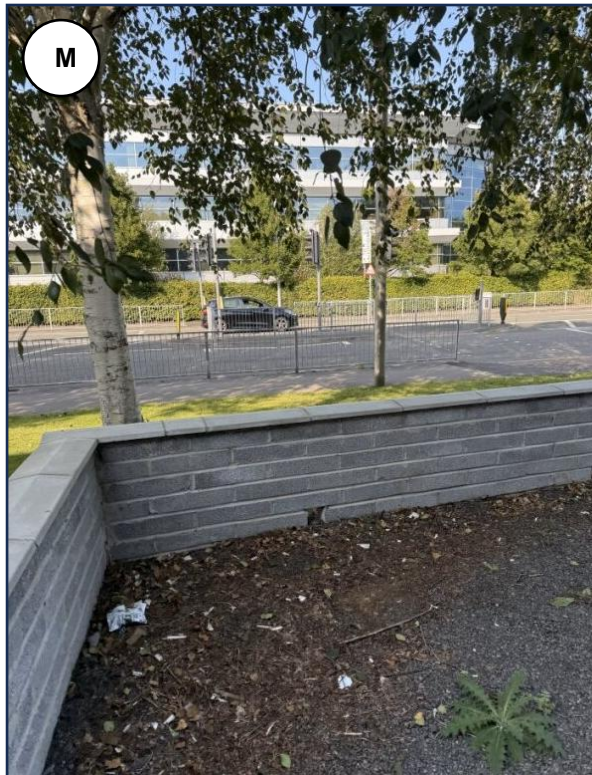
External Images













2.5. Local Architectural Style

4. Introduction:

The architectural character of Seaway Parade Industrial Estate reflects late 20th-century and early 21st-century industrial development typical of South Wales' commercial growth. The estate consists predominantly of light industrial and warehouse buildings, with consistent massing, practical roof profiles, and functional layouts. Units within the estate generally feature brick and rendered façades, profiled metal cladding, roller shutter doors, and wide service yards, creating a coherent industrial streetscape. The application site sits comfortably within this context, maintaining consistency in scale, form, and use.

5. Industrial Character:

Buildings across the estate are primarily single- and two-storey industrial units, constructed between the late 20th century and more recent years. Common architectural elements include profiled metal sheeting, large loading bay doors, flat or shallow-pitched roofs, and robust boundary treatments. The design language prioritises efficiency, durability, and ease of access for vehicles, reflecting the estate's business-oriented function.

Service yards and parking forecourts dominate the frontage of most plots, providing both operational capacity and separation from neighbouring units. The consistent use of neutral colour tones in cladding and brickwork reinforces the uniform character of the estate.

6. Consistency and Cohesion:

The estate displays architectural cohesion through its repeated building forms, rooflines, and use of durable industrial materials. Despite some units undergoing upgrades or refurbishments, the collective character has remained intact, with functional, low-maintenance finishes dominating the visual environment.

The scale of buildings is generally consistent, with symmetrical façades and clearly defined access points. Any recent alterations, such as the installation of new cladding systems or energy-efficient roofing, have typically respected the established rhythm of the estate.

7. Modern Adaptations:

In recent years, a number of units have been modernised to improve operational efficiency, including upgraded external cladding, replacement loading bays, and improved security fencing. These adaptations have been carried out in materials that align with the industrial vernacular, ensuring visual continuity and maintaining the practical character of the estate.

Some plots have introduced containerised storage or modular structures to support flexible business operations. These remain in keeping with the industrial character of the area, as they are visually subordinate to the main buildings and are screened within service yards.

8. Conclusion:

The architectural style of Seaway Parade Industrial Estate is defined by its functional, industrial character. With consistent building forms, robust materials, and a clearly legible layout, the estate provides a stable and coherent environment for employment uses.

The proposed development, comprising a boundary wall, formalised car parking, and shipping container storage, aligns with these characteristics by supporting sensitive intensification of the site while respecting the prevailing industrial scale, materials, and rhythm of the estate.

2.6. Heritage & Flood Risk Assessment

1. Introduction

This report identifies the key environmental and planning constraints affecting the application site. It is intended to provide clarity on potential risks and necessary considerations in support of the planning application. While the site is located within an established industrial estate, several constraints apply which will inform the design approach, supporting documents, and any conditions that may be required as part of planning approval.

2. Heritage and Designations

- **Conservation Area:** The property does **not** lie within a designated conservation area.
- **Listed Buildings:** There are **no listed buildings** within the site boundary or immediately adjoining plots.
- **Heritage Assets:** No statutory heritage assets are affected by the proposed development.

This ensures that the scheme will not give rise to heritage-related impacts or require additional design mitigation for heritage protection.

3. Flood Risk

- The site is located within **Flood Zone 3**, which represents a **high probability of flooding** under the Environment Agency classification.
- Development proposals will therefore need to be supported by a **Flood Risk Assessment (FRA)**, addressing site-specific flood resilience, surface water drainage, and mitigation measures.

The proposed works — involving boundary wall construction, reconfiguration of parking, and container storage — are relatively low vulnerability uses, but suitable resilience measures will be produced.

4. Mining and Ground Stability Constraints

The site lies within a **Coal Authority Development High Risk Area**, with several mining-related constraints identified:

- **Coal Mining Referral Area:** The site is subject to referral due to potential historical coal mining activity.
- **Abandoned Mines and Coal Outcrops:** Risks may arise from shallow mine workings, shafts, or bell pits, which could impact ground stability.
- **Mining Reporting Area:** Any application must be accompanied by appropriate reporting to confirm ground conditions and mitigate risk.
- **Surface Coal Resource Area:** The site lies within a designated resource area, although this does not prohibit development, it does require assessment to ensure stability and safety.

5. Agricultural Land Classification

- The land is classified as **Grade 4 agricultural land**, which represents **poor quality** agricultural land under the Agricultural Land Classification system.

- Given the site's location within an established industrial estate and existing hardstanding, this classification does not impose a material restriction on development, but it confirms the site is of low agricultural value.

6. Implications for Development

The above constraints highlight the following requirements:

1. **Flood Risk Assessment (FRA):** Required to address Flood Zone 3 classification and ensure compliance with national policy on flood resilience.
2. **Coal Mining Risk Assessment:** Required due to high-risk mining designation, to confirm ground stability and identify mitigation measures.
3. **Engineering and Drainage Design:** Development should incorporate sustainable drainage measures (SuDS) and ground stabilisation if necessary.
4. **Policy Compliance:** The proposal must demonstrate compliance with the **National Planning Policy Framework (NPPF)** and **Neath Port Talbot Local Development Plan (LDP)**, particularly policies relating to design, resilience, and land stability.

7. Conclusion

While the site is not subject to conservation or heritage restrictions, it does fall within areas of environmental and geological constraint, including **Flood Zone 3** and a **Coal Mining High Risk Area**. These constraints are not prohibitive but do require careful management through the submission of supporting technical assessments.

The proposed development — boundary wall, car parking conversion, and container storage — is compatible with the site's industrial character and can proceed subject to appropriate mitigation measures. By addressing flood resilience and ground stability risks, the scheme can deliver safe, functional, and policy-compliant development that supports the operational and economic role of Seaway Parade Industrial Estate.

CHAPTER 3
**PLANNING POLICY &
HISTORY**

3. Planning Policy

3.1. Planning Policy

1. Introduction

This report considers the planning policy context relevant to the proposed development. It draws on the **National Planning Policy Framework (NPPF)**, **Welsh Government Planning Policy**, and the **Neath Port Talbot Local Development Plan (LDP) 2011–2026**.

The purpose is to demonstrate how the proposed scheme complies with policy requirements, supports sustainable development, and contributes positively to the functioning of Seaway Parade Industrial Estate and the wider economy of Neath Port Talbot.

- **2. National Planning Policy**
- **National Planning Policy Framework (NPPF)**

While primarily applying to England, the principles of sustainable development remain relevant:

- **Para 81–82:** Planning should create the conditions for businesses to invest, expand, and adapt. The proposed scheme supports this by providing secure storage and improved site functionality.
- **Flood Risk Policy (Paras 159–169):** Development within Flood Zone 3 requires a **Flood Risk Assessment (FRA)** and mitigation to ensure resilience. The scheme will address this through appropriate site-specific measures.
- **Planning Policy Wales (PPW) – Edition 11**

Key policy themes include:

- **Policy Objective – Sustainable Economic Growth:** The proposals strengthen an existing employment site, supporting local businesses and job opportunities.
- **Policy Objective – Flood Risk and Climate Resilience:** Development in high flood-risk areas must demonstrate resilience through design, drainage, and mitigation.
- **Policy Objective – Placemaking:** Development should respect local context while meeting operational needs. The garden wall and car parking improvements align with these objectives.

3. Neath Port Talbot Local Development Plan (LDP) 2011–2026

- **Policy EC3 – Employment Uses in Employment Areas**
- Seaway Parade Industrial Estate is a designated **employment site** under the LDP.
- Policy EC3 safeguards such areas for employment use and related infrastructure.
- The proposed scheme (car parking, storage, boundary wall) directly supports the continued operation and functionality of employment land.

Policy BE1 – Design

- Development must demonstrate good design, respecting the character of the local area.
- The proposed garden wall and parking layout are modest, functional, and consistent with the industrial vernacular of the estate.
- Shipping container storage is to be sited sensitively, avoiding adverse visual or amenity impact.

Policy TR2 – Design and Access of New Development

- Development should provide safe, accessible, and efficient access for vehicles, pedestrians, and cyclists.
- The scheme will formalise car parking and improve site circulation, in line with this policy.
- **Policy EN8 – Pollution and Land Stability**
- Development on land potentially affected by coal mining must demonstrate ground stability and safety.
- A **Coal Mining Risk Assessment** will be required to address the “Development High Risk Area” designation of the site.
- **Policy EN6 – Important Biodiversity and Habitats**
- Although the site itself is hardstanding, nearby coastal green corridors support biodiversity. Development must ensure no adverse impacts on ecological value.

4. Policy Constraints and Mitigation

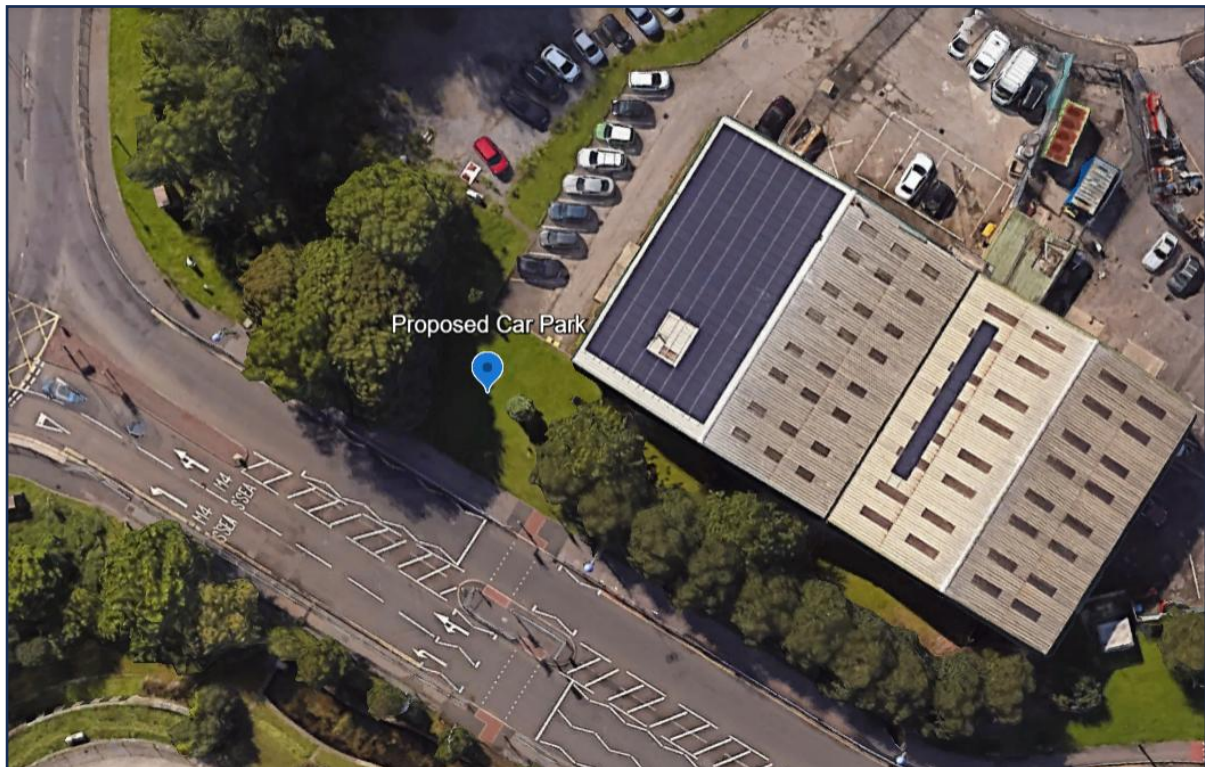
CONSTRAINT	RELEVANT POLICY	RESPONSE / MITIGATION
FLOOD ZONE 3	PPW – Flood Risk, NPPF Paras 159–169	Submit a Flood Risk Assessment; incorporate sustainable drainage (SuDS) and resilience measures.
COAL MINING HIGH RISK AREA	LDP Policy EN8	As the proposal is only for a car park with minimal load, a coal mining assessment is not required.
VISUAL IMPACT OF STORAGE CONTAINERS	LDP Policy BE1 (Design)	Site containers discretely, use screening/landscaping, and maintain coherence with industrial context.
ACCESS AND CIRCULATION	LDP Policy TR2	Provide marked car parking spaces, pedestrian routes, and safe vehicle manoeuvring areas.

5. Conclusion

The proposed development at **Seaway Parade Industrial Estate** is **policy-compliant** and delivers tangible benefits to the site and wider employment area. It:

- Supports economic activity in line with **Policy EC3**.
- Enhances site design and operational safety in accordance with **Policies BE1 and TR2**.
- Addresses environmental and ground stability risks consistent with **Policies EN6 and EN8**.
- Provides resilience against flooding, meeting requirements of **national flood risk policy**.

On this basis, the proposal represents **responsible, sustainable development** that will enhance the site’s functionality, support the local economy, and comply with both **national and local planning frameworks**.



3.2. Planning History

1. Introduction

This report provides an overview of the planning history associated with the application site. It summarises past planning applications, outcomes, and the evolution of the site's development context. Understanding this history is important to demonstrate how the current proposal aligns with both historic and emerging planning considerations.

2. Summary of Planning Applications

- **Awaiting Decision**

- **Ref: P2025/0537** – *Retrospective change of use to a scaffold storage yard*

Status: Awaiting decision

This live application highlights the site's continued use for storage-related activities, consistent with the wider industrial character of Seaway Parade Industrial Estate.

Withdrawn

- **Ref: P2020/0471** – *Proposed new industrial unit with offices*

Status: Withdrawn (May 2021)

This application was not pursued, reflecting changing site requirements or viability considerations.

Approved Applications

- **Ref: P2024/0766** – *Installation of new signage*

Status: Approved (January 2025)

Approval for new signage confirms the ongoing active use of the site for business purposes.

- **Ref: P2016/0845** – *Erection of 2.4m high boundary fence*

Status: Approved (February 2017)

This consent demonstrates the importance of security measures on the site, consistent with its storage and industrial functions.

- **Ref: P2005/1810** – *75-bedroom hotel with associated parking*

Status: Approved (March 2006)

Although this scheme was approved, it was not implemented. It reflects a historic interest in diversifying site use but does not form part of the current operational context.

- **Ref: P1995/10088** – *Extension to existing building*

Status: Approved (1990s)

- **Ref: P1990/7775** – *Extension to existing building*

Status: Approved (1990s)

These historic approvals for extensions highlight the long-standing use of the land for employment and operational development.

3. Analysis of Planning History

- The **most recent approvals** (signage and fencing) demonstrate incremental improvements in line with operational needs.
- The **withdrawal of the 2020 application** for a new industrial unit suggests that large-scale redevelopment was not pursued, possibly due to market or site-specific constraints.
- The **retrospective application (2025)** for scaffold storage reflects the site's current role as a flexible yard space within the industrial estate.
- The **historic hotel approval (2006)** is noteworthy but appears inconsistent with the estate's prevailing industrial character and has not been implemented.
- Earlier approvals for **building extensions (1990s)** reinforce the site's established role within the employment area.

4. Conclusion

The planning history of the site demonstrates an established pattern of **employment and storage-related uses**, consistent with the industrial designation of Seaway Parade. While one-off proposals such as the hotel were approved historically, the prevailing trend has been for modest, operationally driven improvements such as fencing, signage, and extensions.

The current proposal for a **garden wall, car parking conversion, and shipping container storage** is consistent with this history. It represents a practical, policy-compliant evolution of the site's use, reinforcing its role within the employment estate and addressing modern operational requirements.

CHAPTER 4
PROPOSED
DEVELOPMENT

4. Proposed Development

4.1. Concept & Design Development

Proposed Garden Wall, Car Parking Conversion, and Shipping Container Storage Land Adjacent to Unit 14, Seaway Parade Industrial Estate, Baglan, Neath Port Talbot, SA12 7BR

1. Design Concept Overview

The design concept for the proposed development is driven by the need to **optimise site functionality, improve security, and provide flexible storage solutions** while maintaining sensitivity to the industrial setting.

The three key elements of the proposal — a **garden wall**, **car parking conversion**, and **shipping container storage** — have been developed as integrated components of a practical and policy-compliant scheme:

- The **garden wall** provides a clear boundary and improved security, enhancing visual order within the estate.
- The **car parking reconfiguration** ensures efficient circulation and capacity for staff, visitors, and service vehicles.
- The **container storage area** delivers adaptable, secure storage without compromising the character or operation of the surrounding industrial units.

2. Design Influences and Site Response

The design has been shaped by:

- **Contextual Character:** The estate is characterised by utilitarian, robust industrial architecture. The proposed works respect this character through functional design and use of durable, low-maintenance materials.
- **Site Constraints:**
 - Located within **Flood Zone 3**, resilience measures will be embedded into design (e.g., raised thresholds, appropriate drainage).
 - Within a **Coal Mining High Risk Area**, layout allows for ground investigation and safe placement of structures.
- **Operational Requirements:** Clear circulation for vehicles, including delivery trucks, was central to the parking layout and container placement.
- **Security Considerations:** The wall and layout design provide improved safety for users and goods, consistent with industrial estate needs.

3. Garden Wall Design

- The wall is designed at a **modest height**, balancing security and visibility.
- Materials are **robust and industrial in nature** (e.g., brick or blockwork with neutral finishes), harmonising with neighbouring boundary treatments.
- The wall provides clear **demarcation** of the site without appearing intrusive.
- Where appropriate, landscaping and planting will soften its visual impact while maintaining functionality.

4. Car Parking Conversion

- The existing hardstanding will be formalised into a **marked car park**, compliant with modern design standards.
- Layout has been developed to maximise efficiency while avoiding conflict with servicing areas.
- Clear **pedestrian routes** are included, ensuring safety and accessibility.
- Provision has been made for **disabled-access bays**, in line with Equality Act requirements.
- Lighting will be considered to enhance security and usability during evening operations.

5. Shipping Container Storage

- Containers will be positioned **towards the rear/side of the site**, ensuring they do not dominate the frontage.
- They will be **screened by the boundary wall and existing buildings**, minimising visual impact.
- Colour finishes will be neutral and consistent with industrial tones to integrate into the estate's character.
- Containers are modular, allowing for **flexibility** in storage provision as site needs evolve.
- Placement avoids encroachment on parking or circulation space, ensuring operational efficiency.

6. Sustainability and Resilience

- **Flood Resilience:** Drainage design and durable construction materials will support long-term adaptability in Flood Zone 3.
- **Efficient Land Use:** The proposal makes productive use of underutilised space, contributing to sustainable intensification of employment land.
- **Security & Longevity:** Durable boundary treatments and secure storage support sustainable business operations by reducing losses and improving site safety.
- **Transport Links:** The design integrates seamlessly with existing access and public transport connectivity, reducing reliance on external infrastructure.

7. Design Development Process

The concept has evolved through consideration of:

1. **Policy Context** – ensuring compliance with NPT LDP (Policies EC3, BE1, TR2, EN8).
2. **Site Constraints** – addressing flood risk, ground stability, and circulation challenges.
3. **Operational Needs** – ensuring that design supports business efficiency.
4. **Community & Economic Role** – reinforcing the estate's function as a key employment hub.

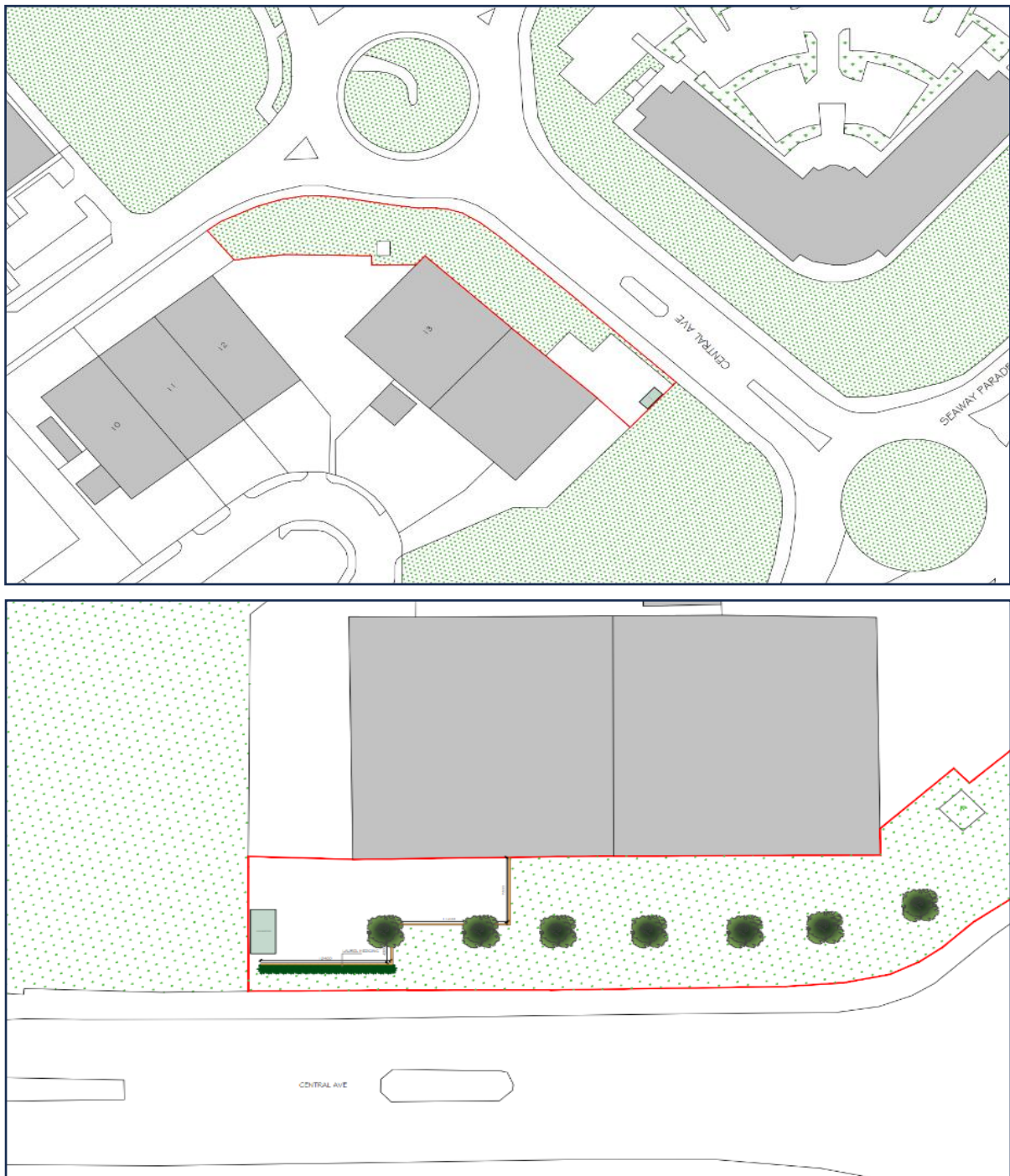
The result is a **balanced, practical, and context-responsive scheme**.

8. Conclusion

The concept and design development process has produced a scheme that is:

- **Functional** – delivering secure boundaries, efficient parking, and adaptable storage.
- **Contextual** – consistent with the industrial character of Seaway Parade Industrial Estate.
- **Resilient** – addressing flood and ground stability constraints.
- **Sustainable** – supporting the long-term viability of the estate and local economy.

This proposal represents a **considered and proportionate intervention** that strengthens the site's operational capability while respecting planning policy and local context.





THIS CONCLUDES THE DOCUMENT