

Green Infrastructure Statement

Proposed Development: Change of use from dwelling to House in Multiple Occupation (HMO)

Site Address: 44 Bassaleg Road, Newport NP20 3EA

Applicant: Patrycja Sikorska

Date: 30.11.2025

1. Introduction

This Green Infrastructure (GI) Statement supports a planning application for the change of use of an existing dwelling to a House in Multiple Occupation (HMO). The development is low-impact, involves no extensions or groundworks, and does not remove any existing green features.

The statement demonstrates compliance with:

- Planning Policy Wales
- Future Wales – National Plan 2040
- Newport Local Development Plan (Policies SP1, GP5, GP6)
- Newport Green Infrastructure Supplementary Planning Guidance

2. Existing Site Context

- The property is located within an established residential area of Newport.
- The rear garden is entirely hard-surfaced with patio slabs, with no soil, lawn, planting beds, or vegetation.
- No trees or ecological features are present on the site.
- The site does not lie within a conservation area or any designated ecological site.

Given this, the existing green infrastructure value is very limited.

3. Impact of the Proposed Development

The proposed development is for change of use only and therefore:

- Does not result in the loss of any vegetation or green space.
- Does not introduce additional impermeable surfaces.
- Has no impact on trees, habitats, or biodiversity.
- Retains the existing built form of the property.

As such, the proposal has negligible environmental impact.

4. Green Infrastructure Approach

Although the site contains no existing green infrastructure, and the proposal involves no external alterations, the development provides a proportionate, minimal enhancement, consistent with the expectations of Newport's GI SPG for small-scale urban conversions.

To support biodiversity within the constraints of the fully paved outdoor space, we will provide one large planter or trough containing pollinator-friendly plants (such as lavender, hebe, rosemary, or salvia).

This measure:

- Requires no excavation or change to hard surfacing
- Provides a small but meaningful ecological benefit
- Softens the appearance of the patio area
- Supports urban pollinators
- Represents a proportionate response to the scale of the proposal

No bird boxes, bat boxes, or structural alterations are proposed or required.

5. Policy Compliance

The proposal complies with the following:

Newport Local Development Plan:

- SP1 Sustainability – introduces a small sustainability enhancement.
- GP5 Natural Environment – provides a biodiversity benefit proportionate to development scale.
- GP6 Quality of Design – maintains character and introduces minor visual improvement.

National Policy:

- Planning Policy Wales (PPW) – promotes biodiversity enhancement as part of development.
- Future Wales – supports incremental greening within urban areas.

This GI approach represents a realistic and appropriate response for a built-up, fully paved domestic site undergoing a change of use.

6. Conclusion

This HMO change-of-use proposal:

- Causes no loss of existing green infrastructure
- Has minimal environmental impact
- Provides a proportionate, low-maintenance GI enhancement through a single pollinator-friendly planter

- Fully complies with local and national GI policies

The proposal therefore represents development that is environmentally responsible and supportive of Newport's Green Infrastructure objectives at an appropriate, small scale.

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