



GREEN INFRASTRUCTURE STATEMENT

PROPOSAL: CHANGE OF USE OF THE GRADE II LISTED COACH HOUSE TO AN A3 TAKEAWAY/CAFÉ, INCLUDING INTERNAL AND EXTERNAL SEATING, ASSOCIATED SIGNAGE, LIGHTING, PLANTERS AND WALKWAY, GUTTERING/RAINWATER GOODS, AND NEW FOUL DRAINAGE CONNECTION TO THE PUBLIC SEWER

CLIENT: CHARLOTTE JONES / HIPPO DEVELOPMENTS LTD

SITE: THE COACH HOUSE, CAERPHILLY ROAD, NEWPORT, SOUTH WALES, NP10 8LE

DATE: SEPTEMBER 2026



1.0 Introduction

- 1.1 This Green Infrastructure Statement has been prepared in support of the proposed change of use of the former Coach House at Caerphilly Road, Newport, to a small-scale A3 takeaway/café, together with external seating and associated works.
- 1.2 The proposal is primarily the reuse of an existing building and does not involve the development of a substantial new building or the loss of a significant area of existing green space. The approach to green infrastructure is therefore proportionate to the scale and nature of the proposal and seeks to incorporate appropriate measures within the existing site.

2.0 Existing Site

- 2.1 The Coach House is an established building with a predominantly hardstanding forecourt to the south/front of the property. The site is located within an established built-up area and is closely enclosed by neighbouring properties and existing development.
- 2.2 The proposal does not require the removal of significant established vegetation, trees or areas of natural habitat. The existing forecourt will continue to provide access and external space associated with the Coach House, with part of the area being used for customer seating.

3.0 Proposed Green Infrastructure

- 3.1 The proposal includes the introduction of planters associated with the external seating area. These will provide an opportunity to introduce additional planting into the existing hard-landscaped forecourt and improve the visual quality of the customer environment.



- 3.2 The planters will also help define the external seating area and provide a soft landscape element around the perimeter of the seating arrangement.
- 3.3 Planting will be selected to be appropriate to the location and capable of being maintained as part of the ongoing operation of the café. Where practicable, species which provide value for pollinating insects and other urban wildlife will be considered.
- 3.4 The planting will be managed and maintained by the occupier to ensure that it remains healthy and contributes positively to the appearance of the site.

4.0 Biodiversity

- 4.1 The development is predominantly a change of use of an existing building and associated hardstanding. It will not result in the removal of significant vegetation or the loss of an established landscape or ecological feature.
- 4.2 The introduction of planted containers provides a modest opportunity to enhance biodiversity within an otherwise predominantly built environment. The use of appropriate flowering and nectar-rich planting can provide a source of food for pollinating insects and contribute to urban biodiversity.
- 4.3 The scale of the proposal means that opportunities for larger-scale habitat creation are limited. Nevertheless, the proposal seeks to make a positive contribution where practicable without compromising the historic character of the listed building.

5.0 Sustainable Drainage and Water Management

- 5.1 The proposal involves the reuse of the existing developed site and does not propose a substantial increase in impermeable surface area.



5.2 Foul drainage will be provided through a new connection to the public foul sewer. The arrangement has been discussed with Welsh Water, with the relevant Section 104 arrangements agreed/completed and the works signed off by Welsh Water.

5.3 The proposal therefore provides an appropriate means of foul water disposal for the proposed use.

6.0 Green Infrastructure and Heritage

6.1 The Coach House is a Grade II listed building and the green infrastructure approach has therefore been considered alongside the need to protect its historic character.

6.2 The proposed planting will be contained within appropriately positioned planters and will not require significant alteration to the historic fabric of the building. The planting will also be arranged so that it does not obscure the principal architectural features of the Coach House.

6.3 The approach therefore provides a modest landscape and biodiversity benefit whilst maintaining the visual prominence and significance of the listed building.

7.0 Conclusion

7.1 The proposed development provides an appropriate and proportionate approach to green infrastructure for a small-scale change of use within an established built-up area. The proposal:

- reuses an existing building and developed site;
- avoids the loss of significant existing green space or vegetation;
- introduces planted planters around the proposed external seating;
- provides an opportunity for pollinator-friendly planting;
- maintains clear pedestrian movement through the site;



- avoids significant additional hardstanding;
- provides appropriate foul drainage infrastructure; and
- incorporates green infrastructure without adversely affecting the Grade II listed Coach House.

7.2 The proposal therefore seeks to make a positive contribution to the environmental quality and biodiversity of the site while recognising the physical constraints and heritage sensitivity of the existing property.