

Technical Communication

TC001

20857

HHC Middleton Campus Canopies

Date: 3rd July 2024

Subject: MCC-TC001-S01- Green Belt Statement

- 1.1 NPPF Paragraph 155 (d) states that the re-use of buildings of permanent and substantial construction is considered to be an appropriate form of development within green belt land. This proposal therefore is compliant with this policy.
- 1.2 UDP policy D5 sets out that limited infilling within the major existing developed sites within the green belt (of which this is one) will be permitted provided that the development:
 - a) Is related to the continuing use of the site
 - b) Is contained within the boundary shown on the proposals map
 - c) Has no greater impact upon the purposes of including land in the green belt than the existing development
 - d) Does not lead to a major increase in the developed proportion of the site; and
 - e) Does not exceed the height of the existing buildings on site.
- 1.3 This development involves some new external canopies with bench seating to provide additional provision required for the existing student numbers for eating lunch etc. as the inside café is at full capacity. Installing the canopies will prevent need for further new build development across the College campus to form indoor dining space, and as such is considered to have a positive impact upon the Green Belt.
- 1.4 Minimal wider external works are proposed to facilitate the new canopies.
- 1.5 Given the minimal works proposed under this development and the existing land allocation (existing developed site within the Green Belt) it is considered that the canopies proposed to support the colleges student requirement, could be considered as appropriate development under policy D5.