

S/DE Defined Development Extents

The University supports the principle of a Development Framework for Madingley but considers that its current extent is overly restrictive and should be amended to include a limited number of small sites that have previously been developed on the edge of the village. This would better reflect national policy, support the vitality of the village, and enable sustainable development without undermining its character.

Madingley is identified as an infill village, where residential development within the defined development extents is generally restricted to small-scale schemes. While this approach has helped manage growth, it does not adequately respond to the opportunities presented by small, previously developed sites at the village edge. Such sites often fall outside the defined development boundary but are closely related to the built form of the settlement and benefit from existing access, infrastructure and services.

The Draft Local Plan already recognises that, in very exceptional circumstances, slightly larger developments (up to around 8 dwellings) may be permitted where this would enable the sustainable recycling of brownfield land and deliver positive overall benefits to the settlement. Extending the Development Framework to include small, previously developed edge-of-village sites would provide a clear and plan-led mechanism to deliver this form of development, rather than relying on ad hoc exceptions.

This approach is strongly supported by national policy. The emerging NPPF (H06(1)(b)) requires local plans to allocate a diverse mix of sites and to support development that enhances the vitality of rural communities, enabling villages to grow and thrive, particularly where this supports local services. Small-scale development on previously developed land at the edge of infill villages aligns directly with this objective.

Furthermore, the emerging NPPF policy S5 confirms that development outside settlements should be approved where benefits are not substantially outweighed by adverse impacts, including the redevelopment of previously developed land and the re-use or replacement of existing buildings. This reflects a clear national policy shift towards making effective use of land rather than rigid adherence to settlement boundaries.

This is reinforced by national decision-making policy L2, which emphasises the importance of making better use of vacant and under-utilised land and buildings, including bringing suitable buildings back into residential use. Policy H/DC of the Local Plan similarly supports the re-use of buildings in the countryside for residential purposes where employment use is no longer viable, subject to appropriate safeguards.

Extending the Development Framework to include small, previously developed sites on the edge of Madingley would therefore:

- Support the efficient and sustainable use of land;
- Enable modest, proportionate growth that reflects the scale and character of the village;
- Help sustain community vitality; and
- Align the Local Plan with the direction of national planning policy.

The University therefore recommend that the Development Framework boundary is reviewed and expanded to include appropriate previously developed edge-of-village sites, ensuring that future development is plan-led, policy-compliant and capable of delivering positive outcomes for the village and wider rural area.

