



UNIVERSITY OF
CAMBRIDGE

Estates Division

Greater Cambridge Local Plan – Call for Sites

Sub-Department of Animal Behaviour, Madingley, Cambridge, CB23 8AA

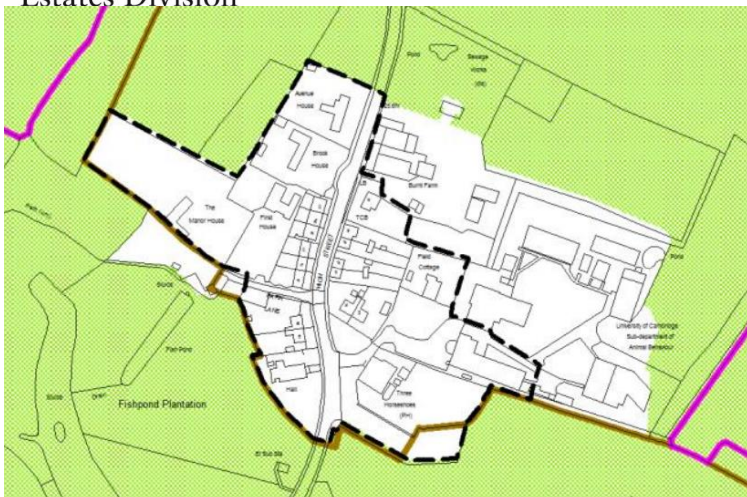
7th March 2025

1. Background

- 1.1 The site is located in the northern part of Madingley Village, to the east of the High Street, and is served by access from the High Street that lies adjacent to the Three Horseshoes Public House.
- 1.2 Ten operational buildings are currently in academic use and occupied by University Biomedical Services (UBS) and the Departments of Zoology, Psychology and Genetics. In addition, Field Cottage provides residential accommodation for a member of staff.
- 1.3 Due to a combination of planned relocations for some academic uses, and other academic that has time-limited funding and time-limited funding with approximately three years remaining, the site may be released from academic use (subject to University governance approvals).

2. Planning Policies

- 2.1 The South Cambridgeshire Local Plan (2108) contains planning policy and proposals for Madingley. An extract of the Policies Map is shown below.
- 2.2 All of the site is located within a Conservation Area.
- 2.3 The Cambridge Green Belt adjoins the northern, eastern and part of the southern boundary of the proposed site. No part of the site is designated as Green Belt.
- 2.4 Madingley is identified as an Infill Village in South Cambridgeshire Local Plan Policy S/11. Policy supports infill of not more than 2 dwellings and, in very exceptional circumstances, a slightly larger development of not more than about 8 dwellings where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.
- 2.5 The Madingley Village Development Framework boundary runs through the site. South Cambridgeshire Local Plan Policy S/7 'Development Frameworks'; the development and redevelopment of land and buildings within Development Frameworks will be permitted provided that:
- Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
 - Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
 - There is the necessary infrastructure capacity to support the development.



2.2 Outside the development framework, it is stated in policy that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

2.3 Currently, Field Cottage and one of the academic buildings are located within the Development Framework – all other land and buildings are therefore subject to countryside development policies.

3. Planning History

3.1 The site has a history of planning permissions for development and redevelopment for research use, including temporary and permanent buildings.

Application Reference	Address	Description of Development	Decision	Date of Decision
S/1972/80/F	Sub-Department Of Animal Behaviour Madingley Cambridgeshire	New Primate House	Approved	14/01/1981
S/2011/84/F	Department Of Zoology High Street Madingley Cambridgeshire	Portakabin	Approved	22/01/1985
S/1066/93/F	Department Of Zoology High Street Madingley Cambridgeshire	Research Building Plus Sub Station Plant Enclosure and Workshop	Approved	08/10/1993
S/1548/93/CAC	Department Of Zoology High Street Madingley Cambridgeshire	Total Demolition of 11 Outbuildings	Approved	18/11/1993
S/1562/95/F	Dept. Of Zoology - Sub Dept. Of Animal Behaviour High Street Madingley Cambridgeshire	Retention of Laboratory Unit	Approved	22/12/1995
S/1563/95/F	Dept. Of Zoology -	Changing and	Approved	22/12/1995



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	Sub Dept. Of Animal Behaviour High Street Madingley Cambridgeshire	Shower Facility		
S/2130/98/F	Department Of Zoology High Street Madingley Cambridgeshire	Retention of portable building (renewal of period consent S/1066/93/F)	Approved	10/02/1999
S/0896/98/F	Cambridge University Department Of Zoology High Street Madingley Cambridgeshire	Extension to Research Building	Approved	24/07/1998
S/1321/00/F	Department Of Zoology Sub-Department Of Animal Behaviour Madingley Cambridgeshire	Controlled Environment Unit	Approved	29/08/2000
S/1983/02/CAC	Department Of Zoology High Street Madingley Cambridgeshire	Total Demolition of Building (F11N)	Approved	20/11/2002
S/1220/03/F	Sub Department Of Zoology Madingley Cambridgeshire	Construction of Aviary (Retrospective)	Approved	02/07/2003
S/2531/03/F	Department Of Zoology High Street Madingley Cambridgeshire	Retention of Portable Building (Renewal of Period Consent S/2130/98/F)	Approved	09/02/2004
S/2611/04/F	University Of Cambridge Sub Department Of Animal Behaviour High Street Madingley Cambridgeshire	Erection of Avian Laboratory	Approved	10/03/2005
S/1042/05/F	University Of Cambridge Sub Department Of Animal Behaviour High Street Madingley Cambridgeshire	Standby Electricity Generator Enclosure	Approved	29/08/2005
S/0406/08/F	University Of Cambridge Sub Department Of Animal Behaviour High Street	Erection of Outdoor Aviary	Approved	08/09/2008



	Madingley Cambridgeshire			
S/1306/08/F	Sub Department Of Animal Behaviour Madingley High Street Madingley Cambridgeshire	Erection of Genetics Field Station and Associated Compound after Demolition of former Research Building. Erection of Research Glasshouses.	Approved	17/11/2008
S/1428/08/CAC	Sub Department Of Animal Behaviour High Street Madingley Cambridge CB23 8AA	Demolition of 4 buildings	Approved	13/10/2008
S/2047/08/F	Sub Department Of Animal Behaviour High Street Madingley South Cambridgeshire Cambridgeshire CB23 8AA	Extension to workshop following demolition of existing carport	Approved	26/01/2009

4. Proposals

4.1 Housing development would complement existing land uses in Madingley. In order to facilitate any future application for planning permission, changes to Local Plan policy and proposals for the site would be required, comprising:

- an amendment to the development framework boundary, to include the land proposed in the Call for Sites e-form submission



- A site allocation for residential development.

4.2 The site is considered to have potential for the development of at least 8 dwellings, and potentially more. The site comprises developed land and is considered to meet the exceptions



5. Conclusions

5.1 The proposed site, if released from University operational use, is considered suitable for housing development. An extension to the Development Framework would be required to enable any future planning application to be considered in relation to policies for village infill development.