

Call for Sites Submission

Land west of Midfield Lodge Care Home, Cambridge Rd, Oakington, Cambridge CB24 3BG

Site Location Plan



Planning Summary

Whilst the proposed site is within the Green Belt it is considered to constitute Grey Belt land given it constitutes previously developed land (being part of Girton Golf Course) whilst also does not contribute strongly towards a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; or d) to preserve the setting and special character of historic towns.

It is acknowledged that the site is located within Flood Zone 2 according to the Environment Agency's flood risk maps. This would be considered as part of any planning application submission. The Golf Club own the land to the south-west of the site and opportunities to improve flood risk within the vicinity of the site could be considered.

The site would be suitable for a residential use potentially including accommodation for older persons whilst also being a logical location for a care home to reflect the adjacent land use to the east (the Midfield Lodge Care Home). The land area is around 1.8 hectares and so a housing development of between 40 and 70 new homes/apartments would be appropriate.

The site benefits from vehicular access to Cambridge Road with good visibility in either direction.

There is already good landscape screening to some of the site boundaries. This would mitigate some of the visual effects arising from the development.

Andy Brand MRTPI
January 2026