

Land at Bulls Lane, Welham Green

Newsletter, October 2025

Landform
strategic land
development

jtp

Landform Welham Green Ltd is preparing proposals for an Outline Planning Application for the development of up to 60 homes on land at Bulls Lane.

Landform is now consulting on these proposals. Public comments will be incorporated into our Statement of Community Involvement when we submit our planning application.

Landform is committed to delivering a development that will benefit both the existing community and new residents.

Community benefits include:

- Provision of 50% affordable housing comprising a mix of tenures
- Provision of substantial green infrastructure equating to over 55% of the site, including retained trees and hedgerows, landscape planting, amenity green space, natural and semi-natural green space, and play
- Highways improvements along Bulls Lane, including surface water drainage
- Sustainable homes which are highly energy efficient and climate adaptable
- On-site and off-site ecological enhancements to achieve at least 10% Biodiversity Net Gain (BNG)

Site Location Plan



We welcome your comments on the proposals by 31st October 2025. To find out more, you can view the exhibition boards on the JTP website below. To contact a member of the JTP project team or to submit comments, please use the following contact details:

- jtp.co.uk/projects/bulls-lane
- community@jtp.co.uk
- **Freepost JTP**
(no stamp required)
- **Freephone**
0800 012 6730

Illustrative Masterplan

Outline planning permission will be sought for a residential development of up to 60 homes, associated infrastructure, landscaping and vehicular and pedestrian access.



The development masterplan will:

- ① Celebrate the existing tree belt which runs through the site
- ② Provide landscaped public open spaces, including wildflower meadows and a community orchard
- ③ Provide a play area
- ④ Offer a series of new footpaths which connect to existing public routes
- ⑤ Create multiple pedestrian crossings along Bulls Lane
- ⑥ Establish a series of seating areas, including a central pavilion
- ⑦ Plant a new woodland with glades & meadow grass
- ⑧ Provide attenuation features to efficiently manage surface water and boost biodiversity
- ⑨ Deliver a mix of market and affordable housing across a diversity of house types
- ⑩ Design streets as meandering shared surfaces, and include raised tables to slow traffic speeds