



- Application Boundary
- ① Footpaths
- ② Mown path
- ③ Play area
- ④ Woodland BBQ dell
- ⑤ Seating areas
- ⑥ Pavilion
- ⑦ Amenity grass and wildflower meadows
- ⑧ Existing mature tree belt and ditch
- ⑨ Reinstated hedgerow
- ⑩ Community Orchard and growing
- ⑪ Woodland with glades and meadow grass
- ⑫ Drainage features
- ⑬ Permanently wet pond area
- ⑭ Proposed pedestrian crossings
- ⑮ Footpath widening

Bulls Lane, Welham Green
Illustrative Masterplan
for Landform Welham Green
FOR SUPPORT

Drawing No. 00550_SK_03
Scale @ A3 1:1250 Rev D4
0 10 20 30m





Notes:

All contractors must visit the site and be responsible for taking and checking Dimensions.
All construction information should be taken from figured dimensions only.
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- Application Boundary
- Up to 1.5 storeys (8m maximum ridge height from existing ground levels +/- 1 m)
- Up to 2 storeys (11m maximum ridge height from existing ground levels +/- 1 m)
- Up to 2.5 storeys (12m maximum ridge height from existing ground levels +/- 1 m)

Example plots:



01	30.10.25	For Approval	AG	VB
Rev	Date	Description	Drawn	Chkd

Drawing Status

FOR APPROVAL

Client

Landform Welham Green Ltd.



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Project

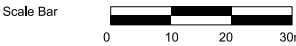
Bulls Lane, Welham Green

Drawing Title

Parameter Plan
Building Heights

Scale @ A3 1:1250 Job Ref. 00550C

Drawing No. 00550C_PP_03 Revision 01





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- Application Boundary
- Residential parcel
- Existing watercourse, including Skimpans Brook
- Dry / occasional flow ditch
- Existing culvert under railway line
- Amenity space (could also include productive landscape)
- Natural Green Space (including tree planting, shrubs, and glades)
- Existing trees and vegetation to be retained, where possible
- Root protection area
- Detailed design proposals in this area to reflect Design Guidelines chapter in the Design and Access Statement
- Indicative location of a Local Area of Play (LAP)
- Development Surface Water Attenuation Basin (exact extent to be determined at RMA stage)

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Drawing Title

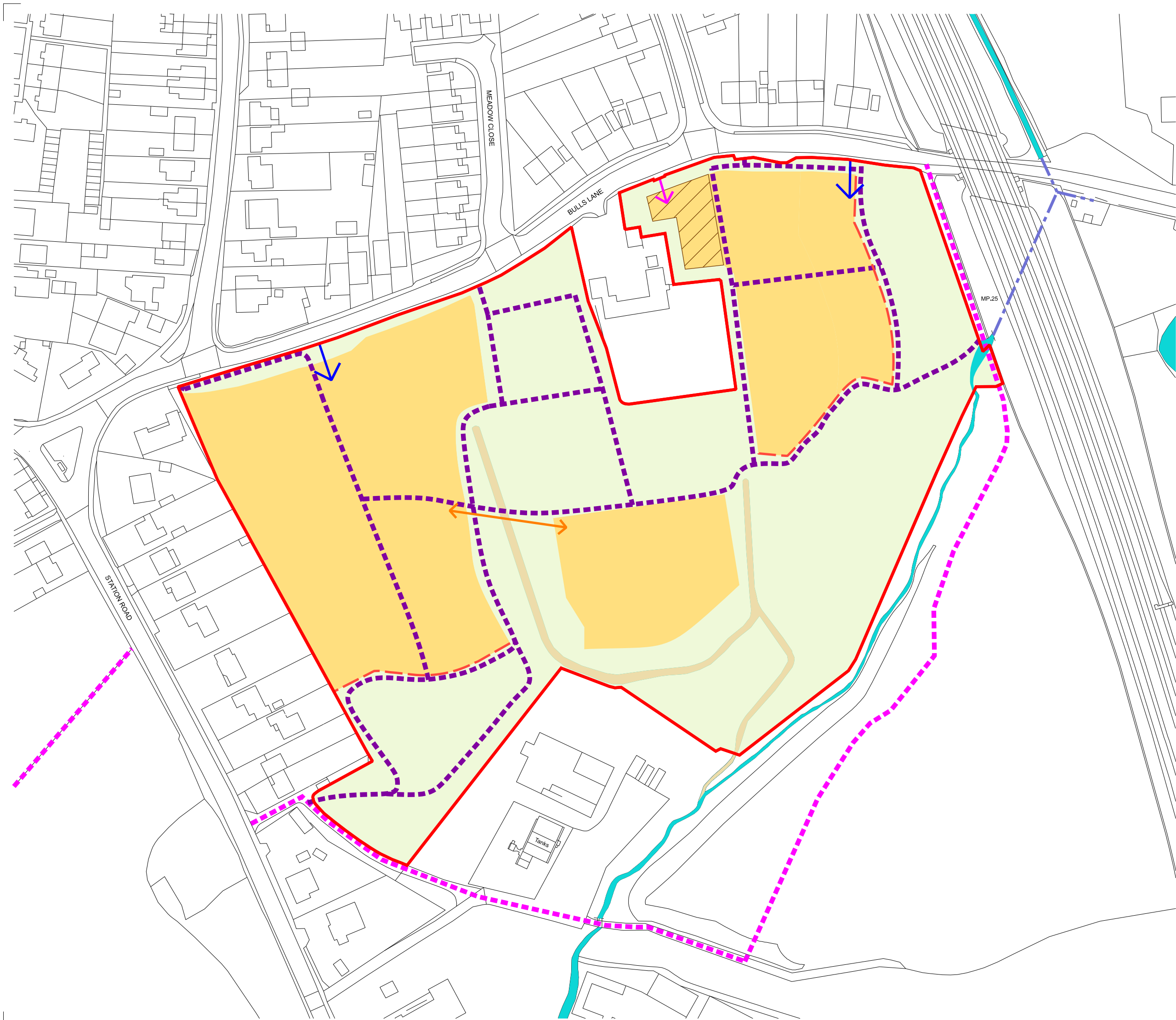
**Parameter Plan
Green Infrastructure**

Scale @ A3 1:1250 Job Ref. 00550C

Drawing No. 00550C_PP_02 Revision 01

Scale Bar 0 10 20 30m





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Application Boundary

Residential (including internal roads, parking and incidental green space)

+/- 5m deviation permitted to residential area boundary*

Landscape and Open Space
(for details refer to drawing number: 00550_PP02_Green Infrastructure Parameter Plan)

Existing watercourse, including Skimpans Brook

Dry / occasional flow ditch

Existing culvert under railway line

Detailed design proposals in this area to reflect Design Guidelines chapter in the Design and Access Statement

Existing Public Right of Way

Active Travel Route
(indicative alignment)

All-modes access

Single dwelling vehicular access

All-modes connection across green space

NOTE: * Parcel boundaries along these edges can deviate +/- 5m horizontally within the application boundary, subject to on-site constraints and attenuation features

01	30.10.25	For Approval	AG	VB
Rev	Date	Description	Drawn	Chkd

Drawing Status

FOR APPROVAL

Client

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Bulls Lane, Welham Green

Drawing Title

Parameter Plan
Land Use and Access

Scale @ A3 1:1250

Job Ref. 00550C

Drawing No. 00550C_PP_01

Revision 01

Scale Bar

0102030m