



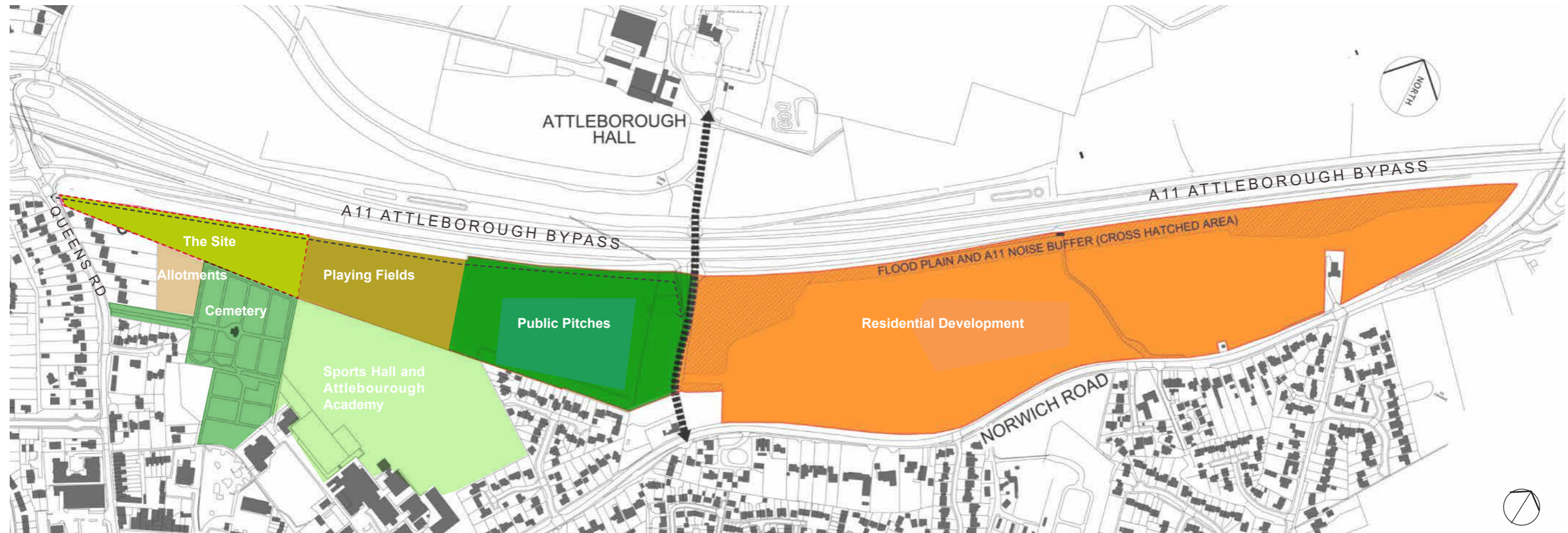
DRAFT

# JUBILEE WOOD OPEN SPACE, ATTLEBOROUGH

Landscape Strategy

February 2024

thelandscapepartnership



**INTRODUCTION AND THE SITE**










The Landscape Partnership Ltd was appointed by Attleborough Town Council in February 2024 to work with the client to review and develop a concept landscape masterplan and prepare landscape proposals associate with the proposed residential development north of Norwich road. The open grassland with a few mature trees is situated in a low lying area on the south side of the Attleborough Bypass of the A11 in Norfolk.

**NEIGHBOURHOOD DEVELOPMENT AREAS & EXISTING USES**

The site located north of the town, on the western corner of the new development area stretching along the existing allotments and cemetery grounds, from the east it will be adjoining to the proposed use of the extended school playing fields of the new development.

(Figure based on Outline Planning Application 2014 submitted DAS / Site development areas)

**KEY**

-  The Site - Proposed Woods Opens Space
-  School Playing Fields
-  Public Pitches
-  Access Road To Attleborough Hall and Farm
-  Existing Path / trail along north of the site
-  Residential Development Area
-  Existing Cemetery Grounds and Allee
-  Existing Allotments
-  Existing Sports Hall and Attleborough Academy Grounds





- Site boundary
- Existing boundary vegetation, hedgerows with group of trees
- Existing meadows areas
- Existing trees
- Risk of groundwater flooding / 1 in 100 year climate change flood area
- 1  Viewpoint location for photo references

**LANDSCAPE CHARACTER & KEY SITE FEATURES**

Attleborough is part of the South Norfolk And High Suffolk Claylands (83) Landscape Character Areas within the Breckland District of East Anglia. The National Landscape Typology of the site is intermediate laying clayland, wooded (eastateland).

Local character include views that are frequently open, only sometimes confined by hedges and trees, with some woodland present. Small valleys support quite confined landscapes with intimate views. Heavy, seasonally waterlogged chalky clay soils occur on plateau areas, of better soils at the edges. Scattered areas of ancient woodland, game copses, shelterbelts, valley floor plantation and carr woodland as well as hedgerow trees provide a treed landscape character, despite much boundary loss.

The above viewpoint location map illustrate existing features and character of the site that consists existing trees hedgerows & grassland - mature oak trees on meadow and diverse, dense boundary planting screening along the A11. The mature hedgerows with group of trees along residential areas provide soft boundaries to the existing grassland.

The site is within Flood Zone 1 (low risk zone), however groundwater flooding is a significant issue at lower points of the site. The figure also shows predicted long term flood mapping indicating that lower points along the embankment of the A11 of the northern side will be at risk in the future.

(Figure based on Outline Planning Application 2014 submitted DAS / Site features plan)



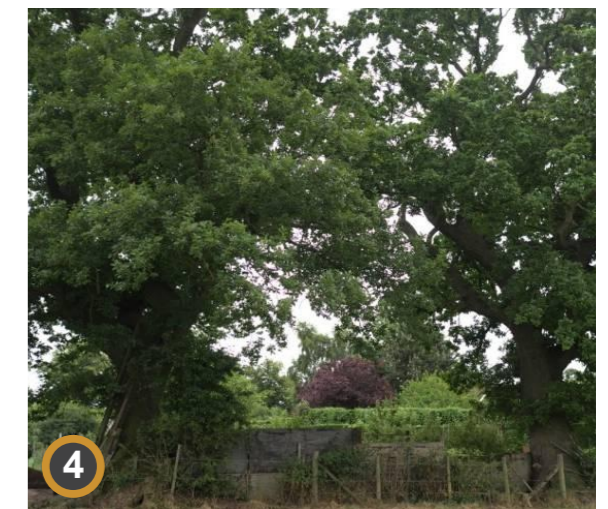
1 Two mature oak on meadow (photo: P1HS 2014)



2 Mature vegetation on boundaries (photo: P1HS 2014)



3 Clear view into the site from Queens Rd (Google 2023)



4 Oak trees on the boundary of allotments (photo: P1HS 2014)



5 Tree allee with church view, walkway to cemetery entrance from Queens Rd (Google 2023)



6 No views into the site from A11 roadways (Google 2023)





**SITE CHARACTER AREAS & ACCESS STRATEGY**



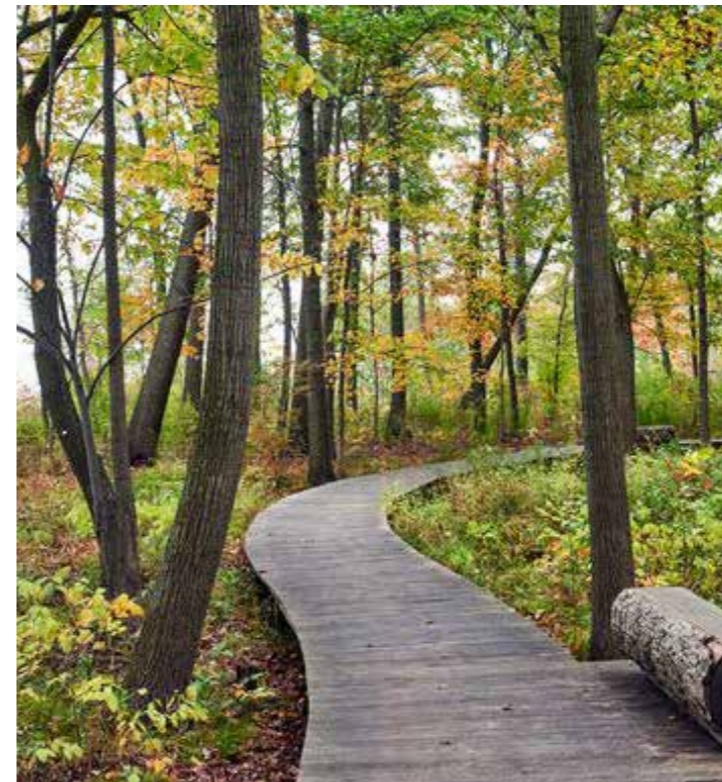


INITIAL LANDSCAPE STRATEGY





**ARRIVAL SPACE & PARKLAND CHARACTER AREA**



**WOODLAND CHARACTER AREA**



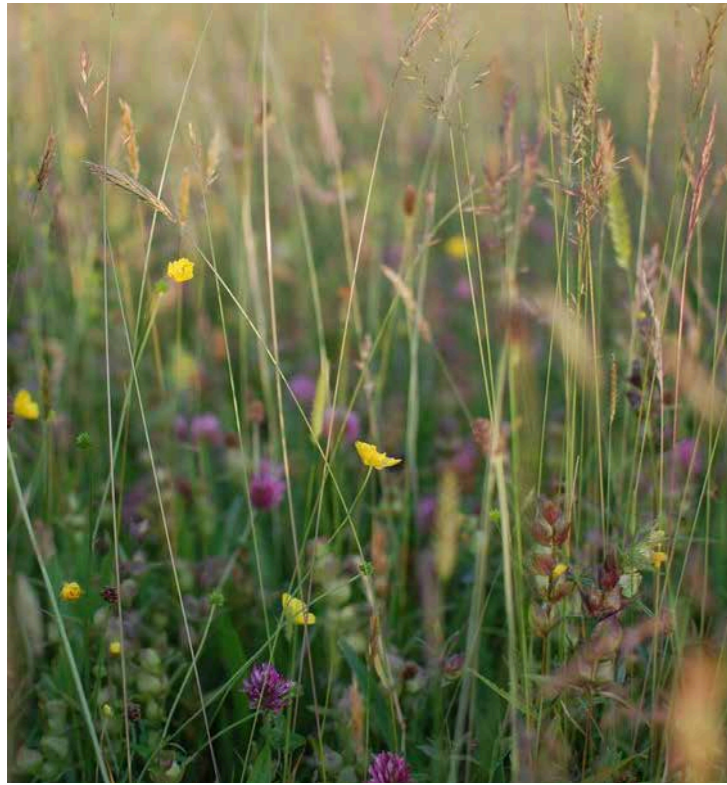


**PLAY FEATURES & PLAYABLE SPACES**



**NODAL POINTS & SEATING OPPORTUNITIES**





**OPEN PARKLAND CHARACTER AREA**



**WET WOODLAND CHARACTER AREA**