

Dear Resident,

### **We're appealing the outline planning decision**

As you know, in October 2025, Breckland Council made the decision to refuse the outline planning application, and we've been taking some time to reflect on this decision.

We fully believe in the vision we've created – directly shaped by community feedback – which would not only tackle the big issues on the Abbey Estate but would create a new future for it. It's a vision that brings together different improvements that would all link together to make a real, lasting difference to everyday life on the Abbey Estate. It's a vision that would create a new neighbourhood where children can play safely, where families can make use of good-quality green space, and where future generations would have more opportunities.

The outline planning application was important to make sure that there was a clear overall plan for how change should come forward. This outline plan highlighted key principles such as a new neighbourhood heart and the lane, alongside showing how people would move around the area, how parking could look, wider landscape and more. We did this to stop bits of the Abbey Estate being developed one-by-one in a disconnected way. Without an outline plan, small pieces of land could be developed separately, without linking to each other or delivering the bigger benefits that we've been told people want to see. We want to let you know that we are appealing the planning decision that was made. We know that for some of you, this will be welcome news. But we also know that for others, this will be disappointing to hear. We want to assure you that we are here because we care about the long-term future of the Abbey Estate.

We own many homes on the Abbey Estate, and we've been a landlord here for a long time. Which means we know very well all the things that make this estate special, such as the community spirit. But we also know there are some big issues that need tackling like anti-social behaviour, the condition of the homes, parking problems, and lack of community facilities – all of which have a negative impact

people's quality of life, and we've heard about these issues directly from the community ever since we started talking to residents in 2019.

We believe in the vision we've built through consultation, and we want to make changes that will make this estate better for people here today, but also for future generations – your children and grandchildren – who may also make the Abbey Estate their home one day.

### **What happens next?**

In the coming days, you will receive a formal planning notice in the post. Please do not worry. This is a legal notice that we are required to send as part of the planning appeal process. This is not a demolition notice.

In the weeks following that, we'll be submitting our planning appeal to the Planning Inspectorate. We'll keep you updated throughout the process but expect a decision to take anywhere between six months to a year.

If the vision is approved on appeal, we would be very clear about what's happening and when, with subsequent planning applications. We'd also make sure that you continue to have a say on the things that can change, as we shape the detailed design for each phase. We would do work in phases to keep disruption to a minimum, and we would support you every step of the way.

### **Get in touch with us**

We're here for you if you want to ask us any questions – our contact details are below. We've also set up an anonymous feedback form – we know from conversations some of you would prefer to share your thoughts with us privately.

You can email us on [abbeyengagement@flagship-housing.co.uk](mailto:abbeyengagement@flagship-housing.co.uk) or call us on 0808 169 9301 and ask to speak to the Placemaking team.



Best wishes,  
**Placemaking Team**