

# The Abbey: A guide to planning

## Planning Information & Drop-in session

Come and join us in the Neighbourhood Centre from 3pm - 6pm on Tuesday 19 March for our Planning Information and Drop-in session.

# What do we mean by planning?

We will soon be submitting the illustrative masterplan for the Abbey into Breckland Council for outline planning permission.

In this booklet, you'll find information about what happens during the planning process, and what the next steps are to come.

## SPRING 2024: Submit Outline planning application for the whole of the Abbey

Our next step is to submit an **outline planning application**. This application sets out the key ideas and principles for the whole estate for the future. However, this doesn't include **specific details such as the size of new homes**. For The Abbey, we'll be agreeing to the principle of The Lane, new homes, the Neighbourhood Heart, and Potters Path. You will receive a notification of this application and an opportunity to comment to the Council.



## What does outline planning mean?

Outline planning applications aim to get permission for the principle of the proposed development. The Illustrative Masterplan is shown in the outline planning application - what could happen for the Abbey.



## SPRING 2024-2025: Outline planning application and developing the detail of phase one, together

We expect it will take around a year for a decision to be made on the outline planning application. However, this can sometimes take up to two years.

In the meantime, we'll work with residents who are in the first phase to look at shaping the detail, together. This stage is called **reserved matters**.

This will include us holding different workshops and one-to-one conversations with those residents to understand what matters to them. This is when we will have detailed conversations about how designs affect those residents. We will then use this feedback to shape the detail design of phase 1.



## What does reserved matters mean?

The full detail of the design for The Abbey will be worked out at the reserved matters stages, once outline planning permission is given.

We will work with residents in each phase, starting with the first Phase, to shape this detail together.



## What happens once the application is submitted?

Once the application is submitted, you will be notified of the application by a letter. This may include a demolition notice. Please don't panic, as spoken about before, this means your home is currently affected by the illustrative masterplan. The illustrative masterplan sets out a vision for the Abbey. It shows what could happen, not the final design.

We will have more detailed conversations with you if the design affects you, when we get to shape the detail of your street. You will receive another notice of demolition as part of the reserved matters application if your home is still affected after our conversations.



# The Cycle for each phase

We'll follow the same steps for each phase to work towards submitting a detailed reserved matters application. We've put together this diagram which explains the steps we'll follow, no matter which phase you're in. These are simply the steps of the planning process but, please be assured that as part of these steps, we'll also be speaking to you about your home. We know that some of your homes will be affected by the plans so, we'll have 121 conversations with each of you about your needs, and work out how we move forward, together.

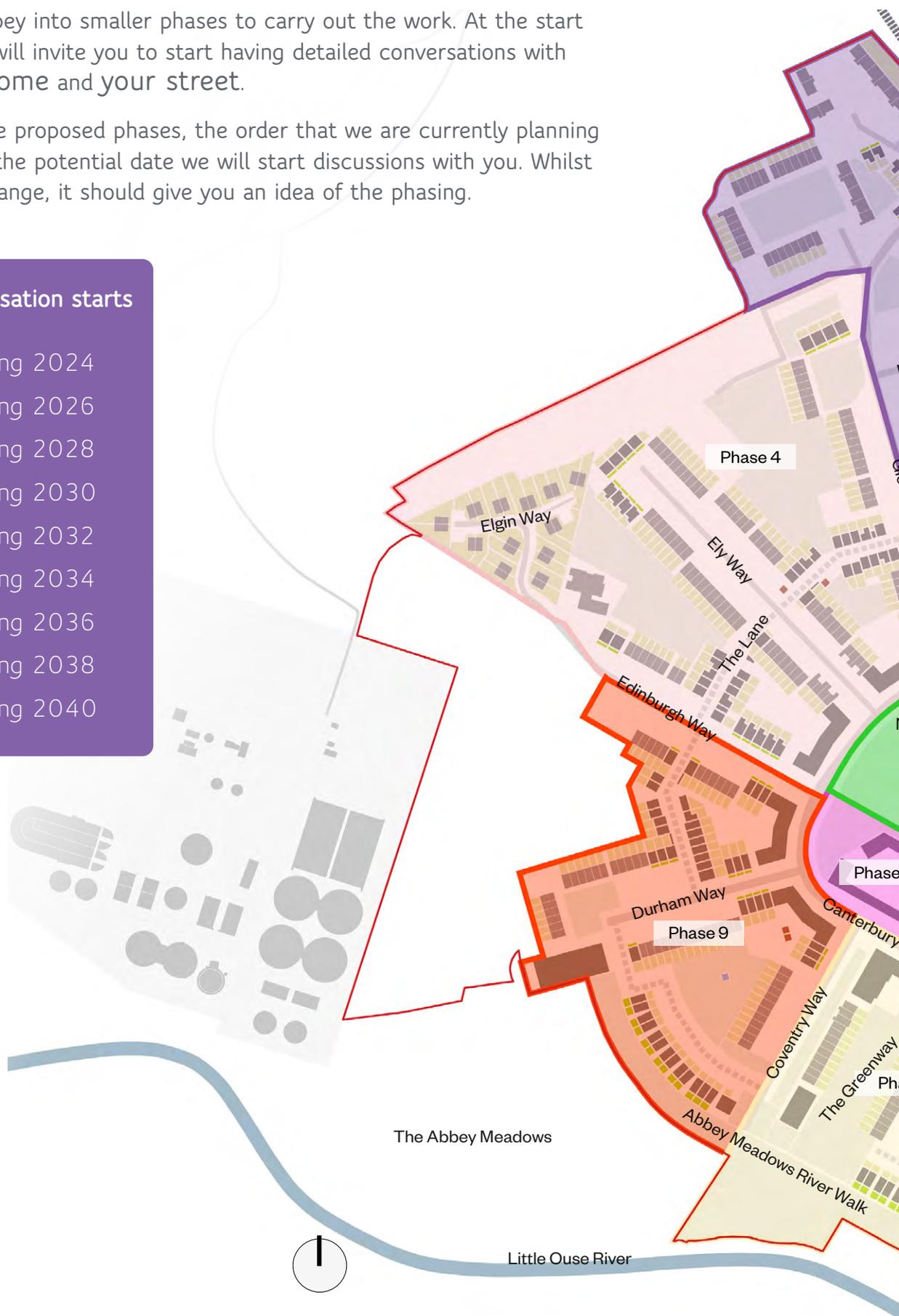


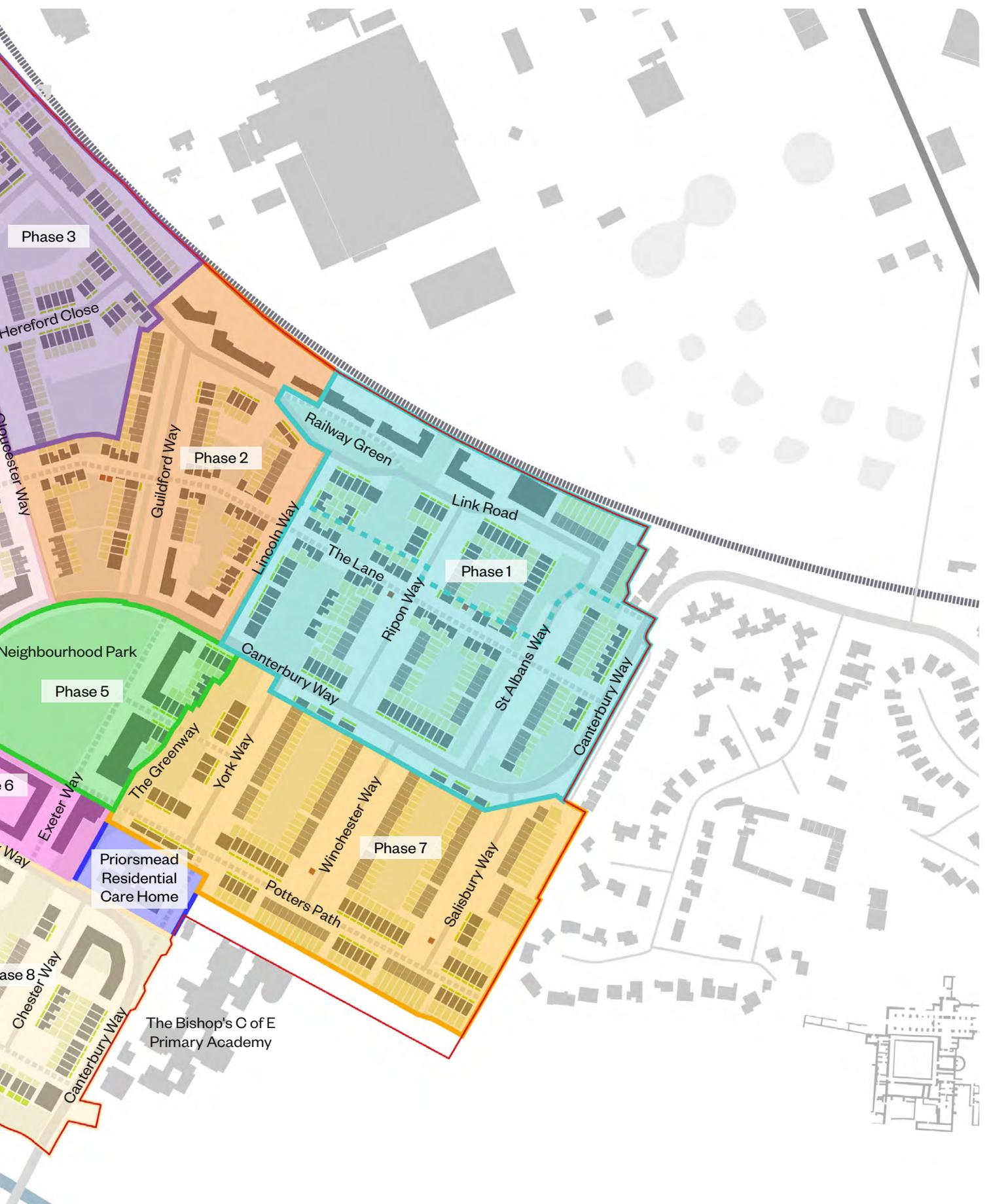
# How will we develop the detail?

We've split the Abbey into smaller phases to carry out the work. At the start of each phase we will invite you to start having detailed conversations with you about your home and your street.

This plan shows the proposed phases, the order that we are currently planning to do work in and the potential date we will start discussions with you. Whilst all of this could change, it should give you an idea of the phasing.

Phase	Conversation starts
1	Spring 2024
2	Spring 2026
3	Spring 2028
4	Spring 2030
5	Spring 2032
6	Spring 2034
7	Spring 2036
8	Spring 2038
9	Spring 2040





# The Illustrative Masterplan

The **illustrative masterplan** is the design for the Abbey which, over the years, has been shaped by your feedback. From our conversations and consultation, we know that you would like to see:

- Better and safer walking and cycling routes links via The Lane
- A new neighbourhood heart which includes a new park and community centre
- Better connections to the town centre along Potters Path, as well as better connections to the riverside and the forest
- Improved green spaces and opportunities for play within the back greens
- Improvements to street scenes, which include better parking, lighting, improved pavements and crossing points across the Abbey.
- The green space will also include improved play facilities.

## What is an illustrative masterplan?

An illustrative masterplan sets out a vision for the Abbey. It shows what could happen. We will work with you to come up with the detail of what we do for your streets.

The Abbey Meadows

Little Ouse River

Neighbourhood Park





### The Design Code

We have also produced a Design Code for the Abbey as part of the outline planning application, which sets out guidelines for what must, should and could happen on the Abbey. The Design Code helps to make sure that what you have told us is important is not forgotten as the detailed design is worked out during reserved matters - and to make sure that what we do is of a high quality.

## Planning Information and Drop-in session

Have questions about planning, come and join us in the Neighbourhood Centre from 3pm – 6pm on Tuesday 19 March for our Planning Information and Drop-in session. Our team will be on hand, and we will be joined by architects Levitt Bernstein for this special information session.

We hope to see you there. But, if you can't make it, we would be happy to arrange a 121 conversation with one of our team – please get in touch by **emailing [abbeyengagement@flagshipgroup.co.uk](mailto:abbeyengagement@flagshipgroup.co.uk)** or call **0808 169 9301**.

We're also holding regular drop-in surgeries in your community. We'll write to you to let you know when these are taking place. You'll also be able to find out about these on our Facebook page and our website.

We recently answered a number of your questions, and **you can find the answers to these online:**

If you don't find your question answered here, please get in touch with the team.



In the meantime, our team is always here to help. Whether you want a chat on the phone, to drop us an email, or to meet us in person. You can get in touch with us:

✉ [abbeyengagement@flagship-group.co.uk](mailto:abbeyengagement@flagship-group.co.uk)

☎ 0808 169 9301

🌐 [flagship-group.co.uk/social-impact/the-abbey/](https://flagship-group.co.uk/social-impact/the-abbey/)

📘 [/abbeyengagement](https://facebook.com/abbeyengagement)

If you would like a copy of this brochure in Portuguese, Lithuanian, Romanian or Polish please get in touch.

Entre em contacto conosco se pretender obter uma cópia desta brochura em português.

Prašom susisiekti, jei norite gauti šios brošiūros kopiją lietuvių kalba.

Dacă doriți să consultați un exemplar în limba română al acestei broșuri, nu ezitați să ne contactați.

Prosimy o kontakt, jeśli potrzebujecie Państwo broszury w języku polskim.