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# Breckland Local Plan Examination

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Local Plan Examination  
Hearing Statement – Matter 4

On behalf of  
Abel Homes Ltd



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# 1. Introduction

1.1. This Hearing Statement has been prepared by Savills (UK) Ltd on behalf of Abel Homes Ltd.

1.2. Abel Homes is a family run local housebuilder based in Watton, Norfolk. The award winning company is known for its high quality homes. Abel Homes has built homes across Breckland and is committed to the continued delivery of new homes at their sites across the District.

1.3. Abel Homes has actively participated in the preparation of the Local Plan for Breckland for a number of years. Savills will attend the Hearing sessions on Matter 4 to expand on the representations made to the Regulation 19 consultation and the content of this Statement.

## 2. Matter 4 – Housing: the supply of land for housing, deliverability and viability

2.1. With regard to this matter, Savills will reference the representations submitted to the Regulation 19 consultation. In addition, Savills make the following comments:

### **Issues - Overall Supply**

2.2. It is noted that the Housing Trajectory contained at Appendix 1 of the Pre-Submission Local Plan is not site specific as such it is unclear when the Council anticipates delivery at the Abel Homes sites: Swaffham Allocation 3 and Watton Allocation 2.

2.3. It is noted that Breckland Council produced a 'Statement of Five Year Housing Land Supply' which was published in July 2017. This reflects the housing land supply position at 31st March 2017. Paragraph 4.4 states The emerging Local Plan is the key resolution of the current position, a number of allocations for housing development will be made on land that would not currently be considered suitable. On adoption these will form part of the Council's forward looking supply.

2.4. It is considered that the Council should produce a new housing land supply report in conjunction with developers to demonstrate the up to date position, inclusive of draft allocation sites. Abel Homes would be happy to provide the Council with anticipated rates for housing delivery for their sites across the District.

2.5. In respect of Watton Allocation 2 and Swaffham Allocation 3 Abel Homes reiterates that these sites are suitable, available and achievable for delivery across the emerging Local Plan period.

