

Appendix A - Masterplan and Concept Frameworks

Masterplan Area / Concept Framework Area	Local Plan policy and site reference	Description of proposed allocation	PPA status	Delivery due to commence (Housing Implementation Strategy 2019)	QRP	Timescales / progress update	Proposal stage	Section 106	Case officer
Latton Priory	Policy SP 4 & SP 5: SP 5.1	New Garden Town Community consisting of approximately 1,050 homes, 2 hectares of employment land, up to 5 traveller pitches, a new primary and secondary school and a local centre.	Reviewed 2021	2022/23	11/10/2018 and 05/04/2019	A series of masterplanning meetings have been held (May to July 2021) and are ongoing between key stakeholders including EFDC, the main site promoters (Commercial Estates Projects Ltd and Hallam Land), ECC (Highway and Education), and HDC. Workshops are based on a new PPA looking to further test masterplan against HGGT Vision and Sustainability Guidance to ensure readiness for endorsement of masterplans by end of 2021. This will pave the way for subsequent planning applications.	Masterplan	Not commenced	Anna Rowell
Water Lane	Policy SP 4 & SP 5: SP 5.2	New Garden Town Community consisting of approximately 2,100 homes, up to 5 traveller pitches, a new primary school and a local centre.	West Sumners signed -July 2018 West Katherines signed - May 2019	2022/23	28/03/2019 - joint 06/09/2019 - West Sumners	Series of masterplanning meetings have been held and are ongoing between key stakeholders including EFDC, the main site promoters (a consortium of housebuilders including Persimmon, Taylor Wimpey and Martin Grant Homes - West Katherines, and Manor Oak Homes - West Sumners), ECC (Highway), and HDC. Representatives of the smaller sites contained within Tylers Cross have recently begun to engage in the Masterplanning process and engagement has begun with representatives of Redwings. Garden Town Team liaising with site promoters to arrange an STC workshop in Summer 2021.	Masterplan	Not commenced	James Rogers
East of Harlow	Policy SP 4 & SP 5: SP 5.3	New Garden Town Community consisting of approximately 750 homes, up to 5 traveller pitches, a new primary school, a local centre, and a potential new secondary school and potential relocation of PAH.	PPA signed January 2021 with PAH, ECC, HC	2024/25	N/A	The land promoters are in the process of securing a master developer for the project. This process is being lead by CBRE and Sworders. A number of PPA workshops have been held for the new Princess Alexandra Hospital on their sustainability strategy, sustainable drainage, MMC and transport strategy. A Masterplan Update workshop was held on the 10th of June, followed by a second QRP session on the 25th of June. The Trust will then be seeking an update on the PPA addendum to the Planning Position Statement.	Masterplan	Not commenced	Richard Schunemann
North Weald Bassett	Policy P 6: NWB.R1, NWB.T1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5	Provision of approximately 1,050 homes and 5 traveller pitches, a new local centre including retail, community and health facilities and the erection of a new primary school.	Advanced stage of discussion	2022/23	14/07/2019	The draft PPA is now at an advanced stage of negotiation between the parties and expected to be signed by July 2021. To date, meetings have taken place on transport issues, green infrastructure, SANGS provision, urban design and land drainage. In addition, workshops have been held with the North Weald Bassett Neighbourhood Plan Steering Group. The site promoters are due to submit the latest version of their draft masterplan and this will be considered by the QRP in August 2021..	Masterplan	Not commenced	James Rogers
North Weald Airfield	Policy P 6: NWB.E4	Provision of new B1/B2/B8 employment uses on NWB.E4 and retention and expansion of aviation uses to the west of the main runway.	Advanced stage of discussion	2022/23	N/A	The Council's consultants who are preparing the NWA masterplan are meeting regularly with the Implementation Team to discuss the proposed approach to the draft masterplan options, preparing technical supporting data and liaising with site promoters on the adjoining site (NWB). Member workshops have been held between October 2020 and February 2021 to discuss the consultants initial approach to this work. The PPA programme has been agreed in principle but the timetable is being updated to include the technical work that has been commissioned.	Masterplan	Not commenced	James Rogers
South Epping	Policy P 1: EPP.R1 and EPP.R2	Provision of approximately 950 homes, a new neighbourhood centre to include community facilities, employment, health facilities and retail uses as well as a new primary school and early years childcare provision.	Not commenced	2023/24	N/A	The Local Plan Inspector's advice from August 2019 raised concerns regarding the potential impact of development on landscape character, Green Belt and the EFSAC. EFDC and the site promoters liaised to prepare and submit a technical capacity note to the Local Plan Inspector to address the actions raised (submitted in September 2020). The Main Modifications for the Local Plan, including those relating to SEMPA are expected to go out to consultation on 8th July 2021.	Masterplan	Not commenced	James Rogers
Waltham Abbey North	Policy P 3: WAL.R1, WAL. T1, WAL.R2 and WAL.R3	Provision of approximately 740 homes and 5 traveller pitches as well as a new local and community centre.	PPA signed November 2020	2022/23	Feb-21	QRP held in February 2021 . The applicant has prepared a community engagement strategy that and informal consultation commenced on 28th June 2021. Following this, an update on the masterplanning process is expected to see what effect the consultation process has had over decisions within the masterplan framework. This then will be followed by a second QRP in September 2021.	Masterplan	Not commenced	Richard Schunemann
Jessel Green	Policy P 2: LOU.R5	Provision of approximately 154 homes.	Not commenced	2028/29	N/A	Following the advice received from the Local Plan Inspector, the proposed allocation is to be deleted from the plan via Main Modification.	Not commenced	Not commenced	N/A
Limes Farm	Policy P 7: CHIG.R6	Regeneration led development to provide an additional 100 homes on the site as well as new community and local service facilities.	Not commenced	2028/29	N/A	Following the advice received from the Local Plan Inspector, the proposed allocation is to be deleted from the plan via Main Modification.	Not commenced	Not commenced	N/A

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West Ongar Concept Framework Area	Policy P 4: ONG.R1 and ONG.R2	Provision of approximately 234 homes	Initial discussions	2022/23	N/A	Discussions regarding a PPA and a project plan are at an early stage (September 2020)	Concept Framework	Not commenced	James Rogers
South Nazeing Concept Framework Area	Policy P 10: NAZE.R1, NAZE.R3 and NAZE.R4	Provision of approximately 93 homes.	Initial discussions	2021/22	N/A	Discussions regarding a PPA and a project plan are at an early stage (June 2021)	Concept Framework	Not commenced	TBC
Epping Town Centre Sites	EPP.R6 (Cottis Lane) + EPP.R7 (Bakers Lane)	Comprehensive redevelopment of the sites.	ETCS Strategy PPA signed March 2020; ETCS Details PPA at an advanced stage of discussion		Multiple	The two planning applications were registered in December 2020. Negotiations have continued with officers and the applicant on design matters, public realm, transport issues and neighbouring amenity issues. The air quality assessment in relation to the SAC was completed in June 2021 and negotiations are taking place with the Council's air quality consultant regarding the mitigation package.	Planning Applications x2	Not commenced	Nick Finney