

**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	The process for endorsement of Masterplans by the HGGT Board was agreed at the meeting on 12th October 2021. An updated PPA programme is being developed with CEG, Hallam Land and the Garden Town Partners in October/November 2021 with a view to developing an endorsed masterplan around March 2022.	Masterplan	Not commenced	Richard Schunemann
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 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. Discussions with representatives of the smaller sites and with representatives of Redwings have commenced. A Sustainable Transport Corridor workshop took place in July 2021.	Masterplan	Not commenced	Evie Learman
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	Princess Alexandra Hospital (PAH) and the Garden Town Partners agreed an updated Interim Planning Position Statement in October 2021. This sets out the latest policy context for the site and an update to work programme. PAH and the GT Partners attended QRP workshops over the summer period to discuss sustainable mobility, energy and character/design of the proposals. The wider East of Harlow Masterplan is at an early stage of discussion.	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 and 06/08/2021	Topic based meetings have taken place on transport issues, green infrastructure, SANGS provision, urban design and land drainage with Countryside. Workshops have also been held with the North Weald Bassett Neighbourhood Plan Steering Group. The site promoters submitted their updated draft Masterplan for review by the QRP in August 2021. Further topic based meetings and further input from the QRP are being arranged with the site promoters.	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	04/12/2020 and 12/11/2021	The Council's consultants who are preparing the NWA masterplan are meeting regularly with the Implementation Team. Member workshops were held between October 2020 and February 2021 to discuss the consultants approach to the Masterplan and a series of technical meetings took place in Spring 2021 with key stakeholders, including specialists at Essex County Council. The draft Masterplan is due to be presented to Council's Cabinet in November for endorsement prior to a period of public consultation. A follow up QRP session is scheduled for 12th November 2021.	Masterplan	Not commenced	James Rogers
South Epping	Policy P 1: EPP.R1 and EPP.R2	Provision of approximately 450 homes (via Main Modification), 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. As a result of this advice and following further work on the potential capacity of the SEMPA, the Council proposed Main Modifications to the Local Plan to reduce the indicative housing capacity from 950 down to 450. The Main Modifications consultation ended in September 2021 and responses to the consultation have been sent to the Local Plan Inspector for her consideration.	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	The site promoters held a developer-led public consultation between July and September 2021 to seek feedback on their draft Masterplan. EFDC are discussing the next stage of topic based meetings with the site promoters, in accordance with the PPA, to discuss the public consultation feedback and other technical matters.	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

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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
West Ongar Concept Framework Area	Policy P 4: ONG.R1 and ONG.R2	Provision of approximately 234 homes	Initial discussions	2022/23	N/A	The site promoters are awaiting the outcome of the Local Plan examination before proceeding. Early discussions have indicated a willingness to enter into a PPA	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, initial drafting has been completed (October 2021). A series of technical meetings will be agreed between EFDC and the site promoter in Autumn/Winter 2021/22 as well as engagement with the local community and QRP	Concept Framework	Not commenced	James Rogers
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. The applications were subject to a Member Briefing on 11th October 2021 and will be considered at DDMC on 27th October 2021. The officer recommendation is for approval of the proposed development subject to conditions and S106	Planning Applications x2	Not commenced	Nick Finney
Epping Town Centre Sites	EPP.R4 (St Johns) + EPP.R5 (Epping Sports Centre) + EPP.R8 (Civic Offices)	Comprehensive redevelopment of the sites.	Advanced stage of discussion - not yet signed	2028/29	Multiple	Three planning applications for residential development were submitted and registered at the beginning of April 2021. The applications were subject to a Member Briefing on 11th October 2021 and will be considered at DDMC on 27th October 2021. The officer recommendation is for approval of the proposed development subject to conditions and S106	Planning Applications x3	Not commenced	Nick Finney