

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
Lutton Priory	Policy SP 4 & SP 5: SP 5.1	New Garden Town Community consisting of a minimum of 1,050 homes, 2 hectares of employment land, 5 traveller pitches, a new primary and secondary school and a local centre.	Previously agreed but subject to a reset following a hiatus in the project. Draft currently with promoter team and partners for review.	2022/23	11/10/2018 and 05/04/2019	Following good progress on the masterplan development and public engagement during 2019 a hiatus period has followed while the draft local plan is finalised. The main site promoters (Commercial Estates Projects Ltd and Hallam Land) have recently become re-engaged with the project and a revised PPA and work plan is currently being finalised. The work plan outlines a series of masterplan workshops, the period of public engagement, liaison with partners at ECC (Highway and Education), and HDC during 2022 and subsequent endorsement in Q1 2023. In tandem the promoters are looking to bring forward an outline planning application to be submitted along side the endorsement of the masterplan and the relevant pre-application engagement for this is also being established.	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 have been held abetween 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. The Implementation team are seeking to re-engage the site promoters/agents for Water Lane following a period of paused work on the promoter's part. A re-engagement meeting was held with the promoters of West Katherines in May 2022 and a re-set PPA is being developed. A strategic Water Lane masterplan meeting is in the process of being arranged.	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	In the absence of a master developer at present for the East of Harlow masterplan area, HGGT partners are reviewing design principles for the masterplan area in order to progress design and delivery thinking, with input from Urban Design, Landscape, SuDs, Transport, Education and Planning specialists from across the Garden Town partnership. This work is being led by the HGGT Urban Design Officer, with a core officer working group meeting fortnightly, and reports into the HGGT Placeshaping & Engagement Workstream. Ongoing meetings are being held between PAH, ECC, EFDC and HDC.	Masterplan	Not commenced	Richard Schunemann (design lead Dawa Pratten (HGGT))
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	A revised PPA has been signed by lead site promoter Countryside Properties in May 2022. The project programme set out in the PPA targets an endorsement of the Masterplan in August/September 2023. Topic based meetings and masterplanning discussions have commenced.	Masterplan	Not commenced	Richard Schunemann
North Weald Airfield	Policy P 6: NWB.E4	Provision of new E/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	10.The Implementation Team have been engaged in ongoing discussions with the Council's consultants in respect of the North Weald Airfield masterplan. The Council as landowner undertook formal consultation on the draft masterplan between December 2021 and January 2022. The masterplan has subsequently been updated in response to formal consultation responses and officer comments. This is currently in the process of being finalised prior to the final masterplan being submitted to Cabinet for endorsement. The timing of endorsement is linked to the adoption of the emerging Local Plan as this provides the strategic framework within which this masterplan can come forward.	Masterplan	Not commenced	Evie Learman
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	EFDC officers met with the site promoters for the South Epping masterplan area in September 2020 to discuss the Inspector's concerns regarding the proposed level of housing on the site. The subsequent technical evidence prepared by their consultants has been reviewed and helped to inform the preparation of a position statement that has fed into the proposed Main Modifications for the emerging Local Plan. The site promoter is yet to engage in detailed masterplanning on the site pending the adoption of the new Local Plan.	Masterplan	Not commenced	n/a
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	A PPA has been signed by the Waltham Abbey site promoters/developers, EFDC and Essex CC. Regular meetings are being held to discuss the masterplan. Informal public consultation was held with local residents and key stakeholders between mid-July and September 2021. Two virtual consultation events were also held to present the proposals and answer questions regarding the proposed draft Strategic Masterplan. The site promoters are currently reviewing the masterplan in light of feedback received.	Masterplan	Not commenced	Richard Schunemann
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	Concept Framework	Not commenced	n/a

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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	Concept Framework	Not commenced	Richard Schunemann