

Appendix A - Masterplan and Concept Frameworks

Masterplan Area/ Concept Framework Area	Local plan policy & site reference	Description of proposed allocation	PPA status	Delivery due to commence	QRP	Timescales / progress update	Proposal stage	Section 106	Case Officer
Latton Priory	Policy SP4 & SP 5: SP5.1	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.	Signature pending	2024-2025	11/10/2018, 05/04/2019, & 28/07/22	The Latton Priory Strategic Masterplanning Framework (SMF) is complete and was endorsed by EFDC Cabinet as an important material planning consideration on 10th July 2023. The authority-led Latton Priory Design Code project is being progressed and is subject to a public consultation period that concludes on the 11th December 2023.	Masterplan	Not commenced	Nick Finney
Water Lane	Policy SP4 & SP5: S5.2	New Garden Town Community consisting of approximately 2,100 homes, up to 5 traveller pitches, a new primary school and a local centre.	New PPA signed with both parties October 2023.	2025/26	March 2024	Developer consortium has signed the PPA to recommence the process in October 2023. A series of topic based meetings are therefore being organised. The authority-led Latton Priory Design Code project is being progressed with a public consultation exercise running until the 11th December 2023.	Masterplan	Not commenced	Peter van der Zwan
East of Harlow	Policy SP4 & SP5: SP5.3	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.	To be secured once developers have been engaged	2025/26	QRP TBC	Joint consultation exercise undertaken with Harlow Council on a Masterplan Principles SPD with deadline of 16th October 23. Consultation responses are being reviewed and document to be updated. Meetings have been held with Harlow Council, HGGT and ECC with landowners. A master developer may come forward in November 23.	Masterplan	Not commenced	Peter van der Zwan
North Weald Bassett	Policy P6: 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.	PPA agreed	2025	Final QRP 01 Sep 2023	The PPA programme has been mostly completed. Draft SMF is scheduled to be presented to Cabinet to endorse formal Consultation on 13th November. Thereafter endorsement of the SMF targeted for Q1 2024. Hybrid Planning application expected in late 2023 with agreement of determination to be delayed until SMF has been endorsed.	Masterplan	Not commenced	Rick Schunemann

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North Weald Airfield	Policy P6: 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.	Masterplan endorsed Oct 2023	TBC	N/A	This SMF has been endorsed by EFDC Cabinet on 13 March 2023.	Masterplan	Not commenced	Peter van der Zwan
South Epping	Policy P1: EPP.R1 and EPP.R2	Provision of approximately 450 homes, community facilities, health facilities as well as a new primary school	PPA agreed	2025/26	Dec-23	Topic based meetings for SMF at advanced stage, having commenced summer 2023. Likely consultation on a draft SMF in June/July 2024.	Masterplan	Not commenced	Peter van der Zwan
Waltham Abbey North	Policy P3: 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 agreed	2025	TBC	Anticipate the receipt of a draft SMF for review by officers in late 2023. A fixed programme for wider stakeholder and public engagement has not yet been set but it is currently anticipated that this will take place in 2024.	Masterplan	Not commenced	Rick Schunemann
West Ongar Concept Framework Area	Policy P4: ONG.R1 and ONG.R2	Provision of approximately 234 homes	PPA agreed, to be signed	2025/26	TBC	PPA scope agreed and in process of being signed with design workshops to commence shortly.	Concept Framework	Not commenced	Peter van der Zwan
South Nazeing Concept Framework Area	Policy P10: NAZE.R1, NAZE.R3 and NAZE.R4	Provision of approximately 93 homes.	PPA in discussion	2025/2026	QRP early 2024	Discussions are underway with the site promoter representing the site on the agreement of a PPA. It is anticipated that site masterplanning work will commence shortly and a concept framework plan will be subject to consultation in 2024.	Concept Framework	Not commenced	Rick Schunemann