

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
<b>Latton Priory</b>	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.	Masterplan endorsed July 2023	2024/25	11/10/2018, 05/04/2019, & 28/07/22	The Latton Priory Strategic Masterplanning Framework (SMF) is complete and was endorsed by EFDC Cabinet on 10th July 2023. The authority-led Latton Priory Design Code was also endorsed by Cabinet in March 2024 and sits alongside the Strategic Masterplan Framework as material considerations in planning decisions.	Planning Application	Not commenced	Nick Finney
<b>Water Lane</b>	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	QRP TBC	Developer consortium has signed the PPA to recommence the process in October 2023. A series of topic based meetings are therefore being organised.	Masterplan	Not commenced	Peter van der Zwan
<b>East of Harlow</b>	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	2026/27	QRP TBC	The East of Harlow Masterplanning Guidance Supplementary Planning Document was formally adopted by EFDC on 28 May 2024. A master developer may come forward in Autumn 2024.	Masterplan	Not commenced	Peter van der Zwan
<b>North Weald Bassett</b>	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 SMF was formally endorsed by EFDC Cabinet as an important material planning consideration on 18th March 2024.	Planning Application and Design Code	Not commenced	Rick Schunemann
<b>North Weald Airfield</b>	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	The SMF has been endorsed by EFDC Cabinet on 13 March 2023.	Masterplan	Not commenced	Peter van der Zwan

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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	Consultation on the draft SMF undertaken 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	01.08.24	QRP took place in August 2024. An Draft SMF has been issued to the implementation team. Feedback has been sent and an updated SMF is expected at the end of September 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	2025/26	TBC	PPA Agreed and public consultation on draft Concept Framework anticipated in September 2024	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 agreed	2025/2026	QRP early 2024	QRP has taken place, the CMF is underway with public consultation taking place in July 2024.	Concept Framework	Not commenced	Rick Schunemann