

**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.	Signed - August 2018	2022/23	11/10/2018 and 05/04/2019	Series of masterplanning meetings have been held 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. Stakeholder Workshops have taken place. First round of public consultation and engagement took place in October 2019. Garden Town Team commissioned access study seeking to address the Local Plan Inspector's actions in relation to the access option into the site. Work concluded and submitted to the Inspector in September.	Masterplan	Not commenced	Claudia Nicolini
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 Summers signed -July 2018 West Katherines signed - May 2019	2022/23	28/03/2019 - joint 06/09/2019 - West Summers	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 Summers), 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.	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.	Seeking to secure PPA	2024/25	N/A	Meetings have been held between key stakeholders including EFDC, the main site promoters (Miller Homes), ECC, HDC and PAH NHS Trust to agree a statement of common ground to address the Local Plan Inspector's actions raised in her advice dated August 2019. A draft PPA has been circulated with the site promoters. Ongoing meetings are being held between PAH, ECC, EFDC and HDC.	Masterplan	Not commenced	Claudia Nicolini
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 meetings have been progressing in the meantime. 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 in October.	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.	Not commenced	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). Memberd workshops have been held to discuss the consultants initial approach to this work.	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.	Advanced stage of discussion	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/developers have held meetings to discuss technical matters including noise, landscape/SANGS, access and education. EFDC and the site promoters are liaising on a position statement to be submitted to the Local Plan Inspector to address the actions raised.	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.	Advanced stage of discussion	2022/23	N/A	The draft PPA is now at an advanced stage of negotiation and has been agreed in principle by the site promoters and EFDC, subject to all parties signing. Topic based meeting are schedule from October 2020 onwards to discuss the detailed masterplanning. Site promoters have been undertaking technical studies in order to progress the Masterplan process.	Masterplan	Not commenced	Claudia Nicolini
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

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
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	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	Concept Framework	Not commenced	TBC
Epping Town Centre Sites	EPP.R4 (St Johns) + EPP.R5 (Epping Sports Centre) + EPP.R6 (Cottis Lane) + EPP.R7 (Bakers Lane) + EPP.R8 (Civic Offices)	Comprehensive redevelopment of the sites.	Advanced stage of discussion - not yet signed	2028/29	04/10/2019	Meetings have been held and are ongoing between Qualis, the Local Planning Authority and key stakeholders. Member workshops have taken place. Community consultation began 7th September 2020. Draft proposals presented to the Council's QRP in September 2020. Draft PPA prepared.	Masterplan	Not commenced	Nick Finney