

## Appendix B - Masterplans and Concept Frameworks

Masterplan and Concept Framework tracker							
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
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. A community/member engagement programme is currently being discussed	Masterplan
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	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 Sumners), 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
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.	advanced stage of discussion	2023/24	N/A	High level meetings have been held between key stakeholders including EFDC, the main site promoters (Miller Homes), ECC, HDC and PAH NHS Trust. Communication is ongoing with three smaller land promoters within the masterplan area regarding bringing their sites forward for development	Masterplan
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	14/06/2019	Three masterplan engagement meetings have been held between EFDC Officers, the site promoters and the North Weald Neighbourhood Plans Steering Group. Topic based meetings regarding land drainage and transport have been undertaken between EFDC officers, the site promoters and Essex County Council. A meeting between EFDC officers and the site promoters to discuss materplan options and an engagement strategy undertaken in May. An initial Quality review Panel was held on 14th June 2019	Masterplan
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	Initial interdepartmental discussions between EFDC officers undertaken in January 2019. Project brief agreed by Cabinet on 11th April 2019. The brief is currently out to tender to recruit Masterplanners to bring the site forward. The masterplan will need to coordinate with the village masterplan	Out to tender - Masterplan not yet commenced
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	Masterplan meetings have been held between EFDC officers and the site promoters to agree the process moving forward. Engagement has been held between all landowners and Epping Town Council. A revised timetable of topic based meetings is currently being discussed.	Masterplan
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	Initial meeting held between EFDC Officers and the site promoters in June 2018. A further meeting held in November 2018 to discuss the process moving forward. The site promoters are currently in the process of gathering the necessary technical work in order to progress the production of the masterplan. A programme of topic based meetings is due to commence in June/July.	Masterplan
Jessel Green	Policy P 2: LOU.R5	provision of approximately 154 homes	not commenced	2028/29	N/A	Masterplan not yet commenced - awaiting adoption of the Local Plan	Not commenced
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	Masterplan not yet commenced - awaiting adoption of the Local Plan	Not commenced

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
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