

Tendring
District Council



**TENDRING DISTRICT COUNCIL
INFRASTRUCTURE FUNDING STATEMENT 2024/25**

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1. INTRODUCTION

Welcome to Tendring District Council's Infrastructure Funding Statement 2024/2025.

The Statement sets out income and expenditure relating to contributions secured with S.106 Agreements on developments throughout the Tendring District.

Councils are required to produce an Infrastructure Funding Statement (IFS) on an annual basis. The IFS provides information on S.106 contributions, both monetary and non-monetary, secured, received and spent on infrastructure.

S.106 agreements are used to mitigate the impacts of development and ensure that Tendring District Council's planning policy requirements are fully met.

Planning obligations or 'developer contributions' are used to help secure:

- The provision of, or improvements to, open spaces,
- On, and off-site, affordable housing;
- Contributions to Health & Education;
- Non-financial obligations, for example travel plans and Highway improvements

The information included in this statement will be updated annually and published on the Council's website. The statement does not include information on open space provision delivered on-site as part of new development in the District.

The data on contributions is imperfect as it represents estimates at a given point in time and can be subject to change. However, it is the most robust available at the time of publication.

INFRASTRUCTURE FUNDING STATEMENT 2024/25

S.106 Contributions Summary

For the financial year 2024/25, the Council received a total of **£1,760,753.78** of S.106 contributions with **£1,119,676.09** spent across the District. The contributions that are received can be spent over a number of years and this enables the Council to plan ahead for the growth and future needs of the District and budget for larger scale, or more expensive, projects.

The following tables provide information on some of the types of contributions received and spent.



1. BEACH HUTS AT HARWICH

2024/25	
Infrastructure Type	S.106 Monies Received
Open Space	£ 150,958.83
Affordable Housing	£ 62,996.10
NHS*	£ 311,684.55

2024/25	
Infrastructure Type	S.106 Monies Spent
Open Space	£ 468,381.05
Affordable Housing	£ 651,295.04

*We collect obligations on behalf of the NHS that are then forwarded on.

3. GOING FORWARD

2025/26: The table below shows the S.106 monies held by the Council as at the start of the 2025/26 financial year.

S.106 MONIES AVAILABLE AT 31ST MARCH 2025	
Infrastructure Type	S.106 Monies Available £
Affordable Housing	586,600.36
Open Space	2,542,900.19
Regeneration Programme & Other initiatives	339,000.64
Town Centre Improvements	21,507.85

S.106 OBLIGATIONS SECURED FOR FUTURE YEARS

Tendring District Council continues to secure S.106 obligations from development sites with planning permission which will be paid/delivered in future years when the developments progress and are built out. Developers will provide affordable Housing and Financial Contributions at specified “trigger” dates set out within the S.106 Agreement. Typically, these are once development has commenced or when a specified number of homes have been delivered on site. It is important to remember that the contributions/on-site delivery will only be forthcoming if the planning permission is implemented and reaches the trigger point for payment.

The amount of developer contributions secured in previous years but not yet delivered is **£6,098,519.41**.

Secured during 2019/20	£ 320,544.90
Secured during 2020/21	£1,040,572.60
Secured during 2021/22	£1,387,426.65
Secured during 2022/23	£1,104,625.48
Secured during 2023/24	£1,746,832.92
Secured during 2024/25	£ 498,516.86

AFFORDABLE HOUSING

A S.106 Agreement will often require the developer to deliver a proportion of the new homes as affordable housing or to make a financial contribution in lieu of on-site provision.

Homes provided on site are made available to the Council, or to another registered provider to purchase at a discount for affordable housing.

In deciding whether to purchase homes through this mechanism, the Council will consider purchasing homes on sites where the number of affordable homes to be delivered will be 10 or less.

During the 2024/25 financial year, the Council has spent **£651,295.04** on affordable housing.

OPEN SPACE

Planned projects across the district include installation of new pirate ship at Cliff Park, Dovercourt, installation of new multi-play unit* and play equipment at Old School Lane, Elmstead Market and improvements to Halstead Road play area, Kirby Cross including resurfacing of the pathway for all year round use and renewal of the zipline and its surfacing.

* A multi-play unit is a modular piece of play equipment designed to offer a variety of activities, such as climbing walls, slides, nets, tunnels and interactive panels, aimed at children from 2-10 years.

S.106 contributions of over **£117,707.41** from various developments including, but not exclusive to, application references: **21/00174/OUT, 19/01031/OUT and 19/00283/FUL** are being used to fund the above.

A further **£204,593.88** is currently earmarked for open space projects throughout the District.

2. TENDRING PLAY AREA



4. OUR PROCESSES

The Planning Application:

S.106 Agreements are a mechanism that makes a development proposal that would not otherwise be, acceptable in planning terms.

The test for when a S.106 Agreement can be used is that it is:

- a. Necessary to make the development acceptable in planning terms
- b. Directly related to the development; and
- c. Fairly and reasonably related in scale and kind to the development.

The application of these statutory tests means that Tendring District Council may only request developer contributions that are designed to address individual or cumulative impacts of development. Developer contributions cannot be used to remedy existing deficiencies or demands from population growth driven by other factors such as birth rates; they can only be used to deal with the impact of development.

Once signed, the S.106 Agreement is binding on successive owners of the land.

The Obligations:

Details of the obligations, and the point at which they become due, are detailed within the Agreement. For example, this may be on commencement of development or after a certain number, or percentage, of properties are built or sold.

Collection of Monies Due:

Where the obligation is financial, the amount due will be calculated and the developer invoiced. The sum due is usually index linked and when received, a specific budget code is allocated to the funds to allow us to monitor spending and the remaining balance.

Requests to Spend:

Some S.106 Agreements contain specific covenants to expressly detail where the monies must be spent or where the housing provision is located.

For open space monies, **Town & Parish Councils** may utilise S.106 contributions for the provision or upgrade of open space and play areas in accordance with the terms of the legal agreement and Council policy.

When a request is received from a Town or Parish Council, it is checked to ensure it meets the appropriate criteria before being agreed.

Town & Parish Councils have been able to install new play equipment, benches, gardens and sports areas for the enjoyment of residents across the District.

Once payment has been made, the financial database is updated to show the remaining amount available to spend.

The S.106 financial report is available by following this link [Section 106 Financial reports \(tendringdc.gov.uk\)](https://tendringdc.gov.uk)

5. OPEN SPACE

In 2024/25, **£468,381.05** of S.106 monies was spent on open space provision or improvement across the Tendring District. On the TDC website we publish a financial report that details the monies secured via S.106 agreements, monies spent on projects and the balance remaining for use across in Towns & Parishes across the Tendring District.

The S.106 financial report is available by following this link [Section 106 Financial reports \(tendringdc.gov.uk\)](https://www.tendringdc.gov.uk/section-106-financial-reports)



3. JAYWICK BEACH

Open Space projects delivered off-site by S.106 Contributions in 2024/25

Below we have detailed five of the off-site open space projects delivered in 2024/25.

Open Space Projects Delivered Off-Site in 2024/25		
Development Site	Amount	Project Delivered
19/00610/FUL - Land at Oakmead Road, St Osyth 13/00822/FUL - Lamb Farm, Colchester Road, St Osyth	£3,750.00	<u>Dumont Avenue, Play Area, St Osyth</u> Installation of climbing wall.
16/00036/FUL - Glebe Farm, The Green 20/01027/FUL - Fat Goose, Heath Road	£4,903.28	<u>Heath Road, Tendring</u> New basket swing
19/01506/FUL - 98 Point Clear Road 20/00629/FUL - Land adj Leisureglades 19/00929/FUL - 110 Colchester Road 21/00375/FUL - 34 Broadstood	£30,077.03	<u>Priory Meadow, St Osyth</u> Childrens outside gym equipment and play unit.
16/02128/OUT - Land West of Edward Street	£35,653.29	<u>Welfare Park, Parkeston</u> Installation of new play equipment
19/01937/FUL - Fieldley House, Steam Mill, Bradfield 21/01754/FUL - Bradfield Methodist Church 19/00738/FUL - Land rear 1 & 2 The Paddocks 22/00034/FUL - Plot between Alche & Kings Lodge	£17,063.82	<u>Bradfield Play Area</u> New Play Equipment

**please note – spend may be over more than one financial year*

1. Dumont Avenue – St Osyth



2. Heath Road, Tendring – Completed



3. Priory Meadow- St Osyth – Completed



4. Welfare Park, Parkeston- Completed



5. Bradfield Play Area – Completed



The S.106 agreement associated with each of the applications detailed above is located in the documents section of Public Access. Click on this link to [Public Access](#) and enter the application number in the search field to view the agreement.

On our website, we publish details of all the S.106 monies secured on developments, spent on projects and the balance remaining for Towns and Parishes across the Tendring District.

The S.106 financial report is available by following this link [Section 106 Financial reports \(tendringdc.gov.uk\)](https://www.tendringdc.gov.uk/section-106-financial-reports)

In addition to the financial contributions received to be used towards open space and play, when new allotments are provided as part of new housing developments, these facilities can be transferred to Town and Parish Councils for them to manage on behalf of the community.



Planned open space projects to be delivered by S.106 Contributions

Planned Open Space Projects		
Development	Amount £	Project to be Delivered
21/00174/OUT-Dovercourt House, 23-25 Fronks Road 08/00677/FUL-Land at former Harwich Primary School 16/00279/FUL-Byways, Patricks Lane	£55,312.15	<u>Cliff Park, Dovercourt</u> Installation of new play pirate ship
19/01031/OUT-Grange Farm Bungalow	£37,395.26	<u>Old School Lane, Elmstead Market</u> Installation of new multi-unit and play equipment
21/01392/FUL-87 Thorpe Road, Kirby 19/00283/FUL- Land East of Halstead Road, Kirby	£25,000	<u>Halstead Road, Kirby</u> Improvements of Halstead Road play area. Resurfacing of the pathway is required to make the play area accessible all year round. Along with the renewal of the zipline and surfacing.

6. AFFORDABLE HOUSING

The Council’s Strategic Housing Market Assessment (SHMA) suggests that over the Local Plan period there will be demand for new ‘affordable housing’ in our District to cater for people and families with low incomes who cannot afford to buy or rent property on the open market. Policy LP5 requires that for development proposed outside of the Tendring Colchester Borders Garden Community, involving the creation of 11 or more (net) homes, 30% of new dwellings (including conversions) will be made available to Tendring District Council or a nominated partner to acquire for use as affordable housing.

As part of the Local Plan review, the Council has commissioned an updated SHMA which reaffirms the need for affordable housing in the District and reflects the significantly increased housing target that the updated Local Plan will be required to meet.

In 2024/25, a total of **£651,295.04** was spent across the District on affordable housing, which included the purchase of three properties. In addition, **154 affordable units** were delivered via S.106 Agreements.

Examples of Gifted Affordable Housing Dwellings from S.106 Agreements 2024/25	
Development Site	Project Delivered
171 Thorpe Road and Land to rear of 121-183 Thorpe Road and 4-20 Chapel Lane, Kirby Cross	8 no. units
Land East of Halstead Road, Kirby Cross	9 no. units
Land to The East of School Road, Elmstead	5 no. units



Affordable Housing: Financial Obligations secured 2024/25 to be delivered by S.106 Contributions	
Development Site	Amount
22/02076/FUL - Land North and South of A133 Clacton Road at Finches Lane, Elmstead	Payment amount subject to viability review

Affordable Housing: On-site Obligations secured 2024/25 to be delivered by S.106 Contributions	
Development Site	Number of Units
20/01130/FUL - Footh Farm, Land South of Centenary Way and West of Thorpe Road, Clacton On Sea	37
21/01831/FUL - Land to The South of The Allotments, Beaumont Road, Great Oakley	26
23/01221/OUT - Land to The rear of 173 – 203 Thorpe Road, Kirby Cross	6
Total	69

The S.106 agreement associated with each of the applications detailed above is located in the documents section of Public Access. To view the agreement, click on this link to [Public Access](#) and enter the application number in the search field.

On our website, we publish details of all the S.106 monies secured on developments, spent on projects and the balance remaining for Towns and Parishes across the Tending District. The S.106 financial report is available by following this link [Section 106 Financial reports \(tendingdc.uk\)](#)

7. REGENERATION PROGRAMME & OTHER INITIATIVES



TENDRING 4 GROWTH

REGENERATION PROGRAMME & OTHER INITIATIVES: £360,508.49

No S.106 Contributions were received or spent during 2024/25

District-Wide Business Support

The Council, as part of its Tendring4Growth initiative, is keen to explore the potential to provide a comprehensive range of business support and outreach services to emerging and established businesses across the District.

Services to be made available under this scheme will respond to, and align with, the aims and objectives of the Council's Economic Development Strategy and with the ambitions of the North Essex Economic Strategy.

8. TOWN CENTRE IMPROVEMENTS



7. CLACTON TOWN CENTRE

TOWN CENTRE IMPROVEMENTS: £21,507.85

No S.106 Contributions were secured in 2024/25.

The council has adopted its new Corporate Plan for the years 2024-2028, Our Vision. Work has been underway to identify specific projects and priorities to take forward in the first year of that plan. [Corporate Plan 2024 - 2028 \(Our Vision\)](#)

Priorities include delivering projects such as the major long-term sustainable projects in Dovercourt and Clacton around town centres.

9. EDUCATION

Larger developments may secure S.106 contributions for Educational Purposes. Essex County Council calculates the requirement for additional school places, in differing age groups, that the development will necessitate.



2024/25 Applications with an Education element	
Application Reference	Application Site
20/01130/FUL	Foots Farm, Land South of Centenary Way and West of Thorpe Road, Clacton On Sea
21/01831/FUL	Land to The South of The Allotments, Beaumont Road, Great Oakley

If you require additional information about obligations given to Essex County Council in respect of education, including amounts secured, please contact development.enquiries@essex.gov.uk

The following is a link to [Developers' Guide for Infrastructure Contributions \(essex.gov.uk\)](#)

10. HEALTHCARE

Larger developments may also secure S.106 contributions for Healthcare Purposes. In 2024/25, the following planning applications contained a healthcare element, although these have yet to be delivered.

List of applications in 2024/25 with a Healthcare element		
Application Reference	Application Site	Monies Secured
20/01130/FUL	Foots Farm, Land South of Centenary Way and West of Thorpe Road, Clacton On Sea	£44,291.80
21/01831/FUL	Land to The South of The Allotments, Beaumont Road, Great Oakley	£52,500.00
22/02076/FUL	Land North and South of A133 Clacton Road at Finches Lane, Elmstead	£77,000.00
TOTAL		£173,791.80

During 2024/25 a total of **£311,684.55** was received in relation to Healthcare from the following applications:

Application Reference	Amount	Application Site	Improvements
22/01818/FUL	£30,882.13	Land to The South of Weeley Road, Great Bentley	Improve The Hollies, Great Bentley
17/02168/OUT	£70,307.08	Land West of Low Road, Dovercourt	Improve Fronks Road Surgery
15/01351/OUT	£44,786.56	Land Northwest of Sladburys Lane, Clacton On Sea	Improve Great Clacton Medical Practice, Frinton Road Medical Practice, Old Road Medical Centre & Epping Close Surgery
20/01130/FUL	£27,109.18	Foots Farm, Land South of Centenary Way and West of Thorpe Road, Clacton On Sea	Improve North Clacton Medical Group
14/01750/OUT	£67,119.69	Land at Station Field, Plough Road, Great Bentley	Improve The Hollies, Great Bentley
16/00031/OUT	£71,479.91	Turpins Farm, Elm Tree Avenue, Kirby Le Soken	Improve healthcare in the vicinity of Elm Tree Avenue

The healthcare funds collected are held by Tendring District Council until a formal request for release is received from NHS England, at which point they are released to be used for the purposes outlined within the individual S.106 Agreements.

11. SECTION 278 AGREEMENTS

Section 278 agreements (S.278) under the Highways Act 1980 are legally binding agreements between the Local Highway Authority (Essex County Council) and the developer to ensure delivery of necessary highway works resulting from new development.

S.278 Agreements may allow for items such as:

- Roundabouts;
- Improved facilities for pedestrians and cyclists;
- Improvements to existing junctions;
- Traffic calming measures.



HIGHWAY IMPROVEMENTS

The following funds were secured on behalf of Essex County Council in 2024/25 but are yet to be delivered:

Application Reference	Application Site	Highway Improvements	Amount
20/01130/FUL	Foots Farm, Land South of Centenary Way and West of Thorpe Road, Clacton On Sea	Local bus service improvements and/or towards the design and/or delivery of a formalised crossing near the roundabout with Centenary Way and Thorpe Road	£70,000
20/02076/FUL	Land North and South of A133 Clacton Road at Finches Lane, Elmstead	A reduction in the Speed Limit on A133 Clacton Road, Elmstead, the extension of the existing 40mph speed limit and provision of a signalised Puffin or Toucan crossing (Legal agreement secured works to be carried out at the expense of the developer rather than a contribution)	£0

If you require additional information regarding obligations given to Essex County Council in respect of Highways works and their delivery, please contact development.enquiries@essex.gov.uk

12. RECREATIONAL DISTURBANCE AVOIDANCE MITIGATION STRATEGY (RAMS)

The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the “Essex coast RAMS”) aims to deliver the mitigation necessary to avoid significant adverse effects from ‘in-combination’ impacts of residential development that is anticipated across Essex; thus protecting the Habitats (European) sites on the Essex coast from adverse effect on site integrity.

All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are included in the Essex coast RAMS. The Essex coast RAMS identifies a detailed programme of strategic mitigation measures that are to be funded by developer contributions from residential development schemes.

Natural England recommended a strategic approach to mitigation along the Essex coast and the Essex sites are below (sites in **dark green** have been identified for use in relation to specific developments within Tendring. The location of the development will determine which site is allocated the payment).

8. MISTLEY AND MANNINGTREE



List of Essex Habitat Sites
Essex Estuaries SAC
Hamford Water SAC, SPA and Ramsar
Stour & Orwell Estuaries SPA and Ramsar
Colne Estuary SPA and Ramsar
Blackwater Estuary SPA and Ramsar
Dengie SPA and Ramsar
Crouch and Roach Estuaries SPA and Ramsar
Foulness Estuary SPA and Ramsar
Benfleet and Southend Marshes SPA and Ramsar
Thames Estuary and Marshes SPA and Ramsar

Twelve Essex LPAs have been working together, for several years, on a mitigation strategy to protect the internationally designated Essex Coast from the effects of increased recreational disturbance as a result of population growth throughout Essex.

The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) sets out the necessary measures to avoid and mitigate the effects from increased recreational disturbance. The RAMS tariff per dwelling during 2024/25 was £163.86 which is index linked. The tariff will be reviewed periodically and published accordingly. This tariff will apply to all residential proposals, even proposals for one dwelling. This is because the whole of the District is within the Zone of Influence and the RAMS seeks to avoid and mitigate the in-combination effects from all new dwellings.

Bird Aware Essex Coast (formerly known as RAMS) is an initiative to raise awareness of the birds that feed and breed on the Essex coast, so that people can enjoy the coast and its wildlife without disturbing the birds. The website can be found here. [Home - Essex Bird Aware](#)

Chelmsford City Council (CCC) became the Accountable Body for the project on 1 November 2020. CCC hold all contributions from the 12 LPA partners and employ the project Delivery Officer who manages and co-ordinates the project.

Following Natural England's renewed interest in reviewing the Essex Coast RAMS, repeating the baseline visitor surveys and progressing core elements of the review was the priority for 2024/2025. On the ground delivery priorities were focussed on improved signage, supporting the Share Our shores project, targeted engagement with recreational users of the coast, adopting a future dog campaign brand, winter site visits and patrols, stakeholder engagement, reassessing volunteer or seasonal support and procuring new/updated engagement materials. An interim in perpetuity strategy also needed to be agreed.

The RAMS Partnership agreed to fund several projects this year. This includes:

1. The installation of 10 Bird Aware Essex branded leaflet boxes in a trial across the coast to increase the uptake of the project leaflets. To date this has seen over 3,500 leaflets distributed from the leaflet boxes. These continue to be monitored to inform rolling them out further on the coast.

- The Share Our Shores project for a 2-year pilot project building on the previous evidence gathered. The pilot started in January 2025 and funds a part-time officer based with Essex Wildlife Trust to implement engagement and community involvement on site and off site around Colne Point and Tollesbury Wick, lead on monitoring, and to train and coordinate a team of volunteers to provide an onsite presence in breeding season to reduce disturbance to beach nesting birds. It will see the installation of new signage to help deter people from the most sensitive areas and prohibit access to a new zoned area where the majority of breeding takes place. It will be one of the first trials for zonation for the Essex Coast RAMS.

Contributions have been collected since December 2018 and are transferred to CCC on a quarterly basis. A total of **£148,934.10** was collected during 2024/25.

The Essex Planning Officers Association (EPOA) Chief Officer's group are the Project Board, with the role of governing and overseeing the project. The Essex Coastal Forum form part of the governance arrangements and provide a high-level elected member oversight into the project. A steering group of Officers is responsible for managing the project.

More information regarding RAMS, is available on our website using the following link [Tendring District Council \(tendringdc.gov.uk\)](https://www.tendringdc.gov.uk)

List of Contributions Transferred to CCC in 2024/25 by Site	
Habitat Sites	Contributions transferred to CCC
Essex Estuaries SAC	£ 15,040.67
Hamford Water SAC, SPA and Ramsar	£ 31,614.43
Stour & Orwell Estuaries SPA and Ramsar	£ 41,130.46
Colne Estuary SPA and Ramsar	£ 61,148.54
Total	£148,934.10