

Tendring
District Council



**TENDRING DISTRICT COUNCIL
INFRASTRUCTURE FUNDING STATEMENT 2025/26**

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1. EXECUTIVE SUMMARY

Welcome to Tendring District Council's Infrastructure Funding Statement for the reporting period 2025/2026.

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 and play areas;
- 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 is 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 correct at the time of publication but may be subject to change.

2. STATEMENT & FINANCIAL OVERVIEW

S.106 Contributions Summary

For the financial year 2025/26, the Council received a total of **£733,995.85** in S.106 contributions with **£367,239.97** spent across the District. Contributions may be spent over several years, enabling the Council to plan for the growth and future needs of the District and budget for larger scale, or more expensive, projects.

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



1. BEACH HUTS AT HARWICH

2025/26	
Infrastructure Type	S.106 Monies Received
Open Space	£339,566.80
Affordable Housing	£106,433.86
NHS*	£150,355.92

2025/26	
Infrastructure Type	S.106 Monies Spent
Open Space	£262,239.97
Affordable Housing	£105,000.00

*Tendring District Council collects obligations on behalf of the NHS and then forwards on the monies received.

3. 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 an 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 covenants to expressly detail where the monies must be spent or where the housing provision is to be 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 utilised S.106 money to install new play equipment and benches, create gardens & sports areas and improve facilities for the use and 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://www.tendringdc.gov.uk/section-106-financial-reports)

4. PLANNING AHEAD

The table below shows the S.106 monies held by the Council as at the start of the 2026/27 financial year.

S.106 MONIES AVAILABLE AT 31ST MARCH 2026	
Infrastructure Type	S.106 Monies Available £
Affordable Housing	£588,034.22
Open Space	£2,627,181.99
Regeneration Programme & Other initiatives	£338,973.53
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 that have been granted planning permission. In future years, as developments commence, and the trigger points that are set out within the S.106 agreement, are met, the obligations will be paid and delivered. Typically, these are once development has commenced or when a specified number of homes have been delivered on site.

The amount of developer contributions secured in previous years but not yet received, is **£5,103,664.92**.

However, 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.

Financial Year S.106 Agreement Signed	Amount Secured
2019/20	£ 208,701.40
2020/21	£ 823,126.40
2021/22	£ 1,193,354.44
2022/23	£ 850,185.82
2023/24	£ 1,556,640.04
2024/25	£ 275,520.52
2025/26	£ 206,136.30

5. OPEN SPACE

In 2025/26, **£262,239.97** of S.106 money was spent on open space provision or improvement across the Tendring District.

A financial report detailing the monies secured via S.106 agreements, monies spent on projects and the balance remaining for use across in Towns & Parishes across the Tending District can be found via the following link:

[Section 106 Financial reports \(tendringdc.gov.uk\)](https://tendringdc.gov.uk/section-106-financial-reports)



2. SEA FRONT GARDENS, CLACTON

Open Space projects delivered off-site by S.106 Contributions in 2025/26

Four of the off-site open space projects delivered in 2025/26 are detailed below and shown in the accompanying photographs.

Open Space Projects Delivered Off-Site in 2025/26		
Development Site	Amount	Project Delivered
19/01031/OUT - Grange Farm Bungalow, Clacton Road, Elmstead Market	£37,395.26	Old School Lane, Elmstead Installation of new toddler equipment
21/00174/OUT - Dovercourt House, 23-25 Fronks Road, Dovercourt	£8,000.38	Cliff Park, Harwich New Pirate Ship
08/00677/FUL - Land at Former Harwich Primary School	£44,981.50	
16/00279/FUL - Byways, Patricks Lane	£2,330.27	
21/01392/FUL - 87 Thorpe Road, Kirby Cross	£10,027.66	Halstead Road, Kirby Cross New Zip Line
19/00283/FUL - Land East of Halstead Road, Kirby Cross	£14,972.34	
16/00036/FUL - Glebe Farm, The Green, Tendring	£1,534.74	Heath Road, Tendring New toddler unit
20/00822/FUL - The Laurels, Parsonage Lane, Tendring	£5,460.26	

Spend may be over more than one financial year

1. Old School Lane, Elmstead



2. Cliff Park, Harwich



3. Halstead Road, Kirby Cross



4. Heath Road, Tendring



The S.106 agreement associated with each of the applications detailed above can be found in the documents section of Public Access by entering the application number into the search field via the following link to [Public Access](#)

In addition to the financial contributions received towards open space and play, when allotment spaces are provided as part of new housing developments, these facilities may 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
22/01227/VOC - 139 Fronks Road, Dovercourt	£27,402.20	<u>Dovercourt Pool, Wick Lane, Dovercourt</u>
23/00838/VOC - 3 Frobisher Road, Dovercourt	£3,797.96	Replacement climbing frame/multi-play unit*
18/02109/OUT - Valley Road, Harwich	£20,000.00	
20/01294/FUL - The Royal, 387 Main Road, Harwich	£21,000.69	<u>Ray Avenue, Dovercourt</u> New piece of Toddler play equipment, along with new gate.
Multiple planning applications across, Clacton, Walton and Harwich	TBC	Match funding PlayZones** to be provided in Clacton, Walton & Harwich

**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.*

***Further information on the Clacton and Walton PlayZones can be found on our website via the following link:*

[Works start on new Football Foundation PlayZones in Clacton and Walton-on-the-Naze](#)

6. AFFORDABLE HOUSING

A S.106 Agreement may require the developer to deliver a proportion of the new homes on site as affordable housing. However, at times, a financial contribution in lieu of on-site provision will be secured.

Tendring District Council's Housing Strategy 2026–2030 supports the delivery of affordable housing and working collaboratively with developers, partners and wider Essex bodies.

There are a number of local Council policies that impact on the housing strategy, the most significant of these in terms of building new homes is the Local Plan which includes statutory policies for the for affordable housing over the duration of the Plan, and more broadly, the delivery of homes to meet the needs of local people.

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. The SHMA reaffirms the need for affordable housing and reflects the significantly increased housing target the Local Plan will be required to meet.

Policy LP5 [LOCAL PLAN SECTION 2](#) 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.

A review of the current Local Plan is being undertaken and will be submitted for examination in December 2026. The revised plan will introduce greater flexibility in the use of the commuted sums paid by developers to meet their affordable housing obligations.

In 2025/26, a total of **£105,000.00** was spent across the District on affordable housing, which included the purchase of one property. In addition, **190 affordable units** were delivered on site via S.106 Agreements.

Gifted Affordable Dwellings from S.106 Agreements in 2025/26

Development Site	Project Delivered
Land at Station Field, Plough Road, Great Bentley	11 Units, consisting of 6 x 2 bed, 5 x 3 bed
Land East of Halstead Road, Kirby Cross	9 Units
Brook Park West, Land West of A133 Brook Park West Roundabout, Clacton On Sea	18 Units, consisting of 10 x 1 bed, 6 x 2 bed, 2 x 3 bed

Affordable Housing Financial Obligations secured in 2025/26

Development Site	Amount
24/01363/FUL – Land West of Clacton Road, Elmstead	£49,959.00
Total	£49,959.00

Affordable Housing: On-site Obligations secured in 2025/26

Development Site	Number of Units
24/01363/FUL – Land West of Clacton Road, Elmstead	3
24/01890/FUL – Carnarvon Road, Car Park, Clacton	11
21/00926/FUL – Car Park at Harwich & Parkeston Football Club, Harwich	6
Total	20

7. REGENERATION PROGRAMME & OTHER INITIATIVES



The amount currently held for regeneration programmes and other initiatives is: **£338,973.53**

No S.106 Contributions were received or spent during 2025/26

A conservation grant of **£336,903.50**, received from application 10/00202/FUL – Land at Bathside Bay, Harwich, is earmarked to be spent on the Leading Lights Restoration Project.

Information about the project can be found via the following link: [Plans set out to save at risk iconic Leading Lights in Dovercourt](#)

District-Wide Business Support

Tendring District Council is passionate about supporting local businesses and growing our economy. The new Tendring4Growth website is a dedicated space for business advice, funding opportunities, and events.

Whether starting out, expanding, or looking for new opportunities to network or collaborate with others, Tendring4Growth brings together practical support and useful resources in one place

Further information can be found via the following links:

[Tendring4Growth, Funding, and Grants](#) & [Tendring4Growth – T4G – Training Networking and Support in Tendring](#)

8. TOWN CENTRE IMPROVEMENTS



3. CLACTON TOWN CENTRE

The amount currently held for town centre improvements is: **£21,507.85**

No S.106 Contributions were secured in 2025/26.

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.

The need for an education contribution is dependent on the type of proposal put forward and where appropriate, the requirements are set down within the S.106 agreement.



Further information on Essex County Council's education policies can be found via the following link:

[Planning advice and guidance: Community infrastructure and planning obligations advice | Essex County Council](#)

For details of the obligations secured by Essex County Council in respect of education, including amounts secured, please contact development.enquiries@essex.gov.uk

10. HEALTHCARE

Larger developments may also secure S.106 contributions for Healthcare Purposes.

During 2025/26 a total of **£150,355.92** was received in relation to Healthcare from the following applications:

Application Reference	Amount	Application Site	Improvements
22/02076/FUL	£79,921.03	Land North and South of A133 Clacton Road at Finches Lane, Elmstead	Improvements within catchment area for development.
15/01234/OUT	£23,841.77	Land East of Halstead Road, Kirby Cross	To increase capacity in Frinton & Walton Town Council or other location benefitting occupiers of development
20/01130/FUL	£46,593.12	Foots Farm, Land South of Centenary Way and West of Thorpe Road, Clacton On Sea	Improvements to North Clacton Medical Group

The healthcare funds collected by Tendring District Council are then released to NHS England for the purposes outlined within the individual S.106 Agreements.

11. SECTION 278 AGREEMENTS

Section 278 of the Highways Act 1980 provides for 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

No funds for highway improvements have been secured on behalf of Essex County Council in 2025/26.

For further information regarding obligations secured by 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 development 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).

4. 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 Authorities 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.

[Essex Coast Recreational disturbance Avoidance and Mitigation Strategy \(RAMS\) OE Revised Strategy 2026 Summary Note](#)

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 2025/26 was **£169.45** which is index linked.

The tariff was reviewed in 2026 and from the 1st of August 2026, will be £476 per net dwelling. The following link to the Council's website provides up to date information on RAMS.

[Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy \(RAMS\)](#)

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 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 - Bird Aware Essex](#)

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.

Since the introduction of RAMS, contributions have been used towards funding the following projects:

Coastal rangers: Rangers out and about, talking to visitors, sharing information and answering questions about the coast and its wildlife.

Information signs and interpretation: Signs at access points and along paths explaining why certain areas are important for wildlife and how visitors can help protect them.

Advice for dog walkers: Gentle guidance on where dogs can be exercised responsibly, particularly in sensitive areas or at key times of year.

Seasonal messages: Temporary signs or ranger presence during bird breeding or wintering seasons, when wildlife is most vulnerable to disturbance.

Surveys and monitoring equipment: Staff carrying out visitor surveys or small counters used to help understand how sites are used. This helps improve future management

Contributions have been collected since December 2018 and are transferred to CCC on a quarterly basis. A total of **£112,149.67** was collected during 2025/26.

The Essex Planning Officers Association (EPOA) Chief Officer's group forms the Project Board, with the role of governing and overseeing the RAMS projects.

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.

[Protecting the environment: The Essex coast | Essex County Council](#)

List of Contributions Transferred to CCC in 2025/26 by Site

Habitat Sites	Contributions transferred to CCC
Essex Estuaries SAC	£ 1,990.24
Hamford Water SAC, SPA and Ramsar	£11,167.35
Stour & Orwell Estuaries SPA and Ramsar	£24,502.84
Colne Estuary SPA and Ramsar	£74,489.24
Total	£112,149.67

Links and Further Information

S.106

The S.106 agreement associated with each of the applications detailed above can be found in the documents section of Public Access by entering the application number into the search field via the following link to [Public Access](#)

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 can be found on the TDC website by following this link [Section 106 Financial reports \(tendingdc.uk\)](#)

Tendring4Growth

[Tendring4Growth, Funding, and Grants](#)

[Tendring4Growth – T4G – Training Networking and Support in Tendring](#)

Essex County Council

[Developers guide to infrastructure contributions \(essex.gov.uk\)](#)

[School organisation and place planning: Overview | Essex County Council](#)

[Protecting the environment: The Essex coast | Essex County Council](#)

RAMS

[Essex Coast Recreational disturbance Avoidance and Mitigation Strategy \(RAMS\) Œ Revised Strategy 2026 Summary Note](#)

[Home - Bird Aware Essex](#)

[Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy \(RAMS\)](#)