

TDC February 2026 – Report

Major infrastructure works for garden community remain on schedule

Major infrastructure works around Colchester and Tendring continue to progress well and remain on schedule, councillors heard last week.

At its meeting on Monday, 26 January, the TCBGC Joint Committee reviewed an Infrastructure Update outlining progress on major transport schemes that will support the new settlement.

A key focus of this work is the development of the Rapid Transit System (RTS), an enhanced public transport network designed to provide sustainable and reliable connections to key destinations across the Colchester and Tendring area. Infrastructure works also include Phase 1 of the new A1331 Link Road to the east of Colchester.

Councillor Lee Scott, Essex County Council Cabinet Member for Housing, Planning and Regeneration, and Chair of the TCBGC Joint Committee speaking after the meeting, said: “The Councils remain committed to establishing a successful, accessible, and environmentally responsible community. As the project progresses, the coordinated early delivery of key transport schemes will help ensure that future residents benefit from high-quality connections and facilities, supporting a thriving and sustainable Garden Community for generations to come.”

Significant transport improvements are already underway, including new segregated bus lanes, upgraded junctions, improved pedestrian and cycle crossings to support sustainable travel. The RTS will also support a new Park and Ride facility within the Garden Community. These early investments are essential to delivering the long-term vision and ensuring infrastructure is delivered at the right time as the community grows.

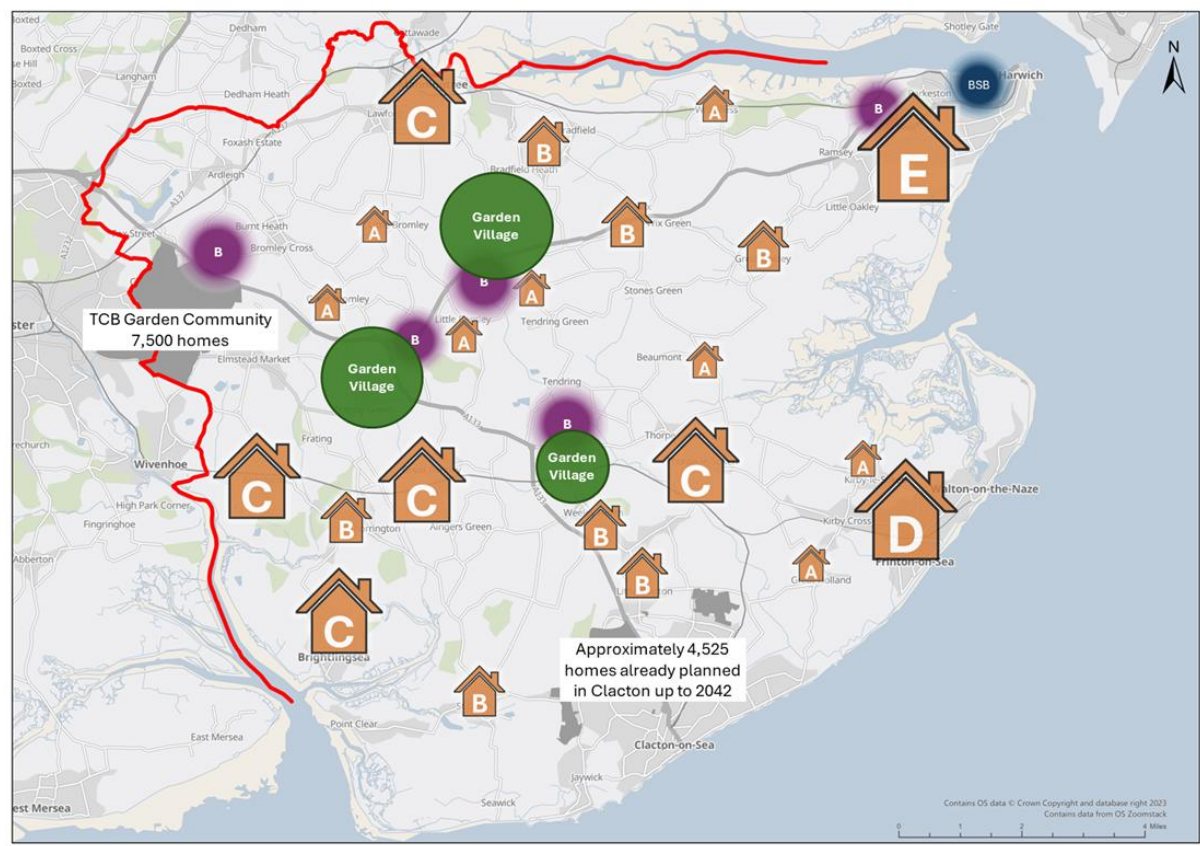
Construction also continues at pace on Phase 1 of the A1331 Link Road - a strategic route that will eventually connect the A120 with the A133. Phase 1 includes three new junctions providing access into the Garden Community, helping manage future congestion and enhance links across the wider network. The new roundabout on the A133 was completed in September 2025 and was opened as soon as possible to minimise disruption to road users. Work has since focused on the dual carriageway to the north, with surfacing works now largely finished. The full scheme is expected to be complete by summer 2026.

Phase 2 will extend the route to a new junction on the A120, completing the link between the A133 and the A120. Throughout 2025, Essex County Council (ECC) has worked closely with Latimer (the master developer) and Homes England to prepare a business case for further investment through the Government’s Housing Infrastructure Fund (HIF). A change to existing funding arrangements has been requested in order to

secure an additional £65m of funding for the delivery of Phase 2. Under the Local Plan and DPD, planning permission for the Garden Community cannot be granted unless funding for the full A1331 Link Road is secured.

Local MPs have provided valuable support throughout the process, and discussions with Government officials have been positive. Councils are now awaiting confirmation of the outcome. Subject to approval, ECC would lead delivery, supported by a Cabinet Decision expected in the coming months.

Residents to have their say over preferred sites for 7,400 new homes as part of Local Plan review



Residents across Tendring will soon be invited to give their views on where new homes, jobs and community facilities should be located as part of the full review of the Local Plan – the district’s blueprint for future development.

Proposals set out how thousands of new homes could be delivered over the next 20 years, including three new garden villages and a major expansion at Harwich, to meet the Government’s new mandatory housing targets and shape the district’s long-term future.

At a meeting on 27 January, councillors endorsed the council’s preferred spatial strategy, which identifies where future housing, employment land and mixed use

development could be located up to 2042 and beyond. This will form the basis of a six week public consultation expected to launch next month.

The review follows a pause in 2024 while the Government consulted on changes to the National Planning Policy Framework (NPPF). These changes mean Tendring's annual housing requirement will almost double — from 550 to 1,063 homes per year from January 2026. As a result, the council must plan for a further 7,000–8,000 homes by 2042, in addition to the 10,700 already in the pipeline.

Following a public consultation on four potential strategies last year, the preferred strategy focuses on growth along the A120 corridor and in villages with railway stations, while spreading proportionate development across other towns and villages.

The proposed distribution of approximately 7,400 additional homes includes four major developments:

- **Harwich & Dovercourt:** A major mixed-use urban extension delivering around 1,650 homes south-west of the town, between Long Road and Oakley Road.
- **Hare Green Garden Village:** A new settlement near Frating, Great Bromley and Hare Green. Up to 4,500 homes long-term, with 1,700 expected by 2042, plus employment land and key infrastructure.
- **Horsley Cross Garden Village:** A second garden community north of the A120, also up to 6,000 homes long-term and 1,700 deliverable by 2042, with supporting infrastructure.
- **Weeley Garden Village:** Around 900 homes in a planned western extension, including community and employment land.

Additional development would be spread across Frinton, Walton and Kirby Cross; Manningtree, Lawford and Mistley; Brightlingsea; Alresford, Great Bentley and Thorpe-le-Soken; Little Clacton; St Osyth; and other rural villages.

In total, combined new allocations could deliver approximately 8,800 homes, bringing the overall number of homes expected between 2025 and 2042 to around 19,500, including the 4,525 already planned for Clacton under the current Local Plan.

Speaking at the meeting of the full council, Councillor Carlo Guglielmi, chairman of TDC's Planning Policy and Local Plan Committee, said: "The Local Plan is one of the most important documents the council has to produce.

"We have reached the next important milestone – the decision to go out to formal public consultation on the preferred options – and give our residents the opportunity to have their say on what we know will be a topic of significant public interest.

"As this could well be the last ever Local Plan this council produces before Local Government Reorganisation, it is all the more important that we do all we can to put

Tendring in the best place going forward, and plan positively for the future – not just in response to immediate pressures, but to establish a vision for growth for future generations.”

It is expected that the plan will be submitted to Government in late 2026, followed by examination by a planning inspector in summer 2027 and final adoption in winter 2027.

Councillor Andy Baker, TDC’s Cabinet Member for Housing and Planning, urged residents to have their say as part of the upcoming consultation.

“With the Government now requiring us to plan for more than double the number of homes than before, Tendring faces a significant challenge — one that will have an impact across all our communities,” he said.

“To meet this scale of growth, we’re proposing new garden communities alongside sensible, proportionate development elsewhere.

“This is about more than meeting targets. It’s about securing the infrastructure, jobs and community facilities needed to make growth work for local people.”

Following Full Council approval last week, six-weeks public consultation on the Preferred Options Draft Local Plan will take place, **commencing on Monday 9 February and ending on Monday 23 March 2026**. TDC are proposing to hold five drop-in exhibitions: on Thursday 26 February in Brightlingsea, Saturday 28 February in Weeley, Thursday 5 March in Frinton, Monday 9 March in Lawford and Wednesday 11 March in Harwich. A formal notification will include precise details of the venues and times along with how residents and other interested parties will be able to respond to the consultation.

Council adopts new five year housing strategy focused on improving homes and support for Tendring residents

A new five year housing strategy has been adopted as part of a bid to improve homes and support for residents across Tendring.

Tendring District Council’s (TDC) Housing Strategy 2026–2030 will guide how the authority manages its housing stock and supports people facing housing pressures.

The strategy was formally approved at the Full Council meeting on Tuesday 27 January following Cabinet agreement and a six week public consultation.

Most respondents — including residents, partners and local organisations — supported the council’s priorities for the next five years.

These priorities include maintaining and improving council homes, preventing homelessness, supporting the delivery of more affordable housing, and helping people live safely and independently in their communities.

For those living in council housing, the strategy outlines how the council intends to continue targeting investment at safety, compliance and long term repairs. It also sets out the council's approach to earlier support for individuals and families experiencing housing difficulties, with the aim of reducing reliance on temporary accommodation wherever possible.

The document further details how the council will work with developers, housing associations and partners across Essex to increase the supply of affordable homes. It also confirms ongoing work to promote good housing standards in private rented and owner occupied homes, and to support vulnerable residents who may need additional help to remain safe and independent.

Councillor Andy Baker, TDC Cabinet Member for Housing and Planning, said: "This strategy reflects the challenges many residents are facing and sets out how we intend to manage and improve our residents' homes responsibly over the next five years.

"We are proud to have retained our own council housing at a time when many authorities have not, and as the largest provider of social housing in Tendring we take that responsibility seriously.

"We are also proud of the housing services we deliver for our residents, but we know there is always more to do."

Following the consultation, the strategy was strengthened to include clearer recognition of the council's duties under the Supported Housing (Regulatory Oversight) Act 2023, a renewed focus on increasing council owned temporary accommodation, clearer plans for homes that no longer meet required standards, and continued promotion of energy efficiency improvements.

Nominations open for 2026 Tendring Youth Awards

Now open for nominations, the youth awards shine a spotlight on the fantastic achievements of young individuals who live, study, or work in the area; with one award also recognising the adults who support them.

You have until Monday, 4 May 2026 to make any nominations and suggest brilliant young people to attend the dazzling gala awards evening at Clacton's Princes Theatre in July.

You can nominate here: [Tendring Youth Awards](#)

Plans revealed for new £2 million cycling and climbing facility at Clacton Leisure Centre



Initial plans for a new £2million cycling, climbing and play facility in Clacton have been unveiled. Tendring District Council is working on a project to deliver a scheme featuring a pump track, learn-to-ride cycling area and bouldering site at the rear of Clacton Leisure Centre in Vista Road.

Suitable for BMX, scooters and skateboards, the pump track is split into four sections, culminating in an exciting jump line while three-metre-high climbing boulders will be the first facility of its kind in the district.

Natural and equipped play areas also form part of the scheme with the entire landscape will be designed to be fully inclusive.

While this facility will be free to use, a complementary project could see new padel courts installed with hire charges applicable.

TDC is working alongside Alliance Leisure to develop plans for the site and is inviting feedback on the scheme as part of a public consultation with a full planning application due to be submitted later this year.

[Full details about the proposals can be found here.](#)

This project is part of the Community Regeneration Partnership – a £20million investment programme from the Ministry of Housing, Communities and Local Government aimed at revitalising Clacton and Jaywick Sands.

National Grid Norwich to Tilbury NSIP

The Planning Inspectorate published the Rule 6 letter on 16 January, setting out the timetable for the Norwich to Tilbury examination

Here is the link: <https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN020027-000999-Rule%206%20letter.pdf>

Tendring District Council – Consultations ending this month

Budget Consultation with Business ratepayers - 2026/27 – ends February 13 2026

Clacton Leisure Centre Ride and Play Zone – ends 28 February 2026

Community Governance Review Consultation - Phase 2 – ends 28 February 2026

Consultations can be found following this link: [Consultations](#)