

Appendix 3: Suggested amendments to Policy LP5 shown as ‘tracked changes’

Deletions shown as ~~struck through~~. Additions shown as underlined.

Policy LP5

~~AFFORDABLE AND COUNCIL HOUSING~~

To promote a mix of housing tenure in the District and address the housing needs of people and families with lower incomes who cannot afford to buy or rent housing on the open market, the Council will work with the development industry to provide new affordable ~~and council~~ housing.

For development proposals outside of the Tendring Colchester Borders Garden Community, involving the creation of 11 or more (net) homes, the Council will expect 30% of new dwellings, (including conversions) to be made available to Tendring District Council or its nominated partner(s) to acquire at a proportionate discounted value for use as affordable ~~or council~~ housing.

~~As an alternative, the Council will accept a minimum 10% of new dwellings, (including conversions) to be made available to Tendring District Council or its nominated partner(s) to acquire at a proportionate discounted value for use as council housing alongside a financial contribution towards the construction or acquisition of property for use as council housing equivalent to delivering the remainder of the 30% requirement.~~

To avoid an over-concentration of affordable ~~council~~ housing in one location, no single group of affordable housing ~~council houses~~ will exceed ten dwellings and to ensure positive integration between the residents of affordable ~~council~~ housing and market housing, there should be no noticeable difference in the appearance or quality between dwellings to be sold on the open market and those to be acquired and managed by the Council or its nominated partner(s).

The size and type of affordable ~~council~~ housing will be specified by the Council on a case-by-case basis having regard to the latest housing needs register and will be the subject of negotiation between the Council and the developer or applicant.

~~Proposals that involve the provision of alternative forms of affordable housing will be accepted as long as they offer equal or greater benefit to the community in providing affordable housing, in perpetuity, for local people.~~

~~All planning applications that include residential development of 11 or more net dwellings must include an affordable housing statement.~~