

From: Brunsden, Philippa

Sent: 31 January 2023 11:57

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: RE: 67625: 121-131 Bell Lane, Bury - Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 23no. car parking spaces

Hi Dean,

Sorry for the delayed response.

Affordable housing

For a 24 unit scheme, we would require 2 affordable properties ($10\% = 2.4$, which would be rounded down to 2). These would need to be secured in perpetuity via a s106. Assuming the scheme is being built for sale (rather than a build to rent scheme), 1 of the affordable units would need to be sold as a First Home at a 30% discount and I would expect the other would be discounted market housing at a 25% discount (or it could be any other form of affordable home ownership).

In terms of the type of units, I would suggest 1 x 1-bed and 1 x 2-bed. I would propose plots 201 and 302.

Open space contribution

A project (or projects) will need to be identified for the £37,486.80 recreation contribution.

Thanks,

Philippa