

Dean Clapworthy
Senior Planning Officer, Bury Council
Development Management,
3 Knowsley Place, Duke Street,
Bury, BL9 0EJ



9th December 2024

Dear Sirs,

RE: MSV Affordable Housing Support, Planning reference: 67594

I can confirm that both my predecessor and I have been involved with Morris Homes since the inception of their collaboration with Homes England and Bury MBC to deliver housing at the former East Lincs Paper Mill site.

Throughout the process, Morris Homes has engaged extensively with the MSV affordable team, sharing key extracts from the development brief, Bury Council's 2020 Housing Need Document and the affordable housing intelligence note dated 22nd July 2021. These documents have been instrumental in shaping the desired affordable housing mix.

I can confirm that the proposed affordable housing mix, comprising **Affordable Rent**: 20 one-bedroom units, 5 three-bedroom units, and 2 four-bedroom units; and **Shared Ownership**: 8 one-bedroom units, 18 three-bedroom units, and 2 four-bedroom units, is acceptable to MSV.

We are particularly pleased to be catering for the growing need for 1 bedroom dwellings alongside Morris Homes with their First Homes provision. Affordability for single income tenants and purchasers is particularly difficult to cater for and the availability of Affordable Rent and Shared Ownership will provide many options for this large sector need.

Beyond the affordable housing mix, Morris Homes has collaborated with our team throughout the design process, sharing their layout considerations and ensuring alignment with key objectives. We support the proposed positioning of the affordable dwellings, which are thoughtfully distributed in small clusters to facilitate effective management. Additionally, we are pleased with the housetype designs, elevations and street scenes that Morris Homes has shared, which meet our expectations.

Yours faithfully

Stuart Smallman
Development Programme Manager
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**Mosscares St Vincents Housing Group Head Office, 7th Floor,
Trafford House, Chester Road, Stretford, Manchester M32 0RS**

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