Affordable Housing Statement

Newsome Mill, Newsome, Huddersfield,

68-unit housing scheme.

Planning reference number – TBC

- The scheme will comprise of 68 (100%) affordable residential units.
- The mix of affordable units is as set out below;

• 33 x CAT2 Standard 1-bed apartments (Newsome Mill) – Planning Use Class C3
• 8 x CAT2 Standard 2-bed apartments (Newsome Mill) – Planning Use Class C3
• 3 x CAT3 Standard 2-bed apartments (Newsome Mill) – Planning Use Class C3
• 4 x CAT3 Wheelchair User 1-bed Cottage Flats (GF) – Planning Use Class C3
• 4 x CAT2 2-bed Cottage Flats (First Floor) – Planning Use Class C3
• 16 x 2-storey Houses in a mix of 2beds/ 3beds/4beds – Planning Use Class C3
• TOTAL: 68 units: 40 x 1beds, 18 x 2beds, 6 x 3beds, 4 x 4beds
• 58.8% x 1-beds, 26.5% x 2-beds, 8.8% x 3-beds, 5.9% x 4-beds

The affordable units in terms of tenure will be a mix of social rent and shared ownership. The final tenure mix is still to be confirmed. Please see schedule below for details of size/bedrooms

Newsome Mill Schedule of Accommodation (Mill Block)

Type	Type & Accessibility	Count	Unit Mix %	Area	NDSS Minimum	Status	Total GIA
Flat Type A	1b2p \(CAT2\)	33	75.0%	50 m²	50 m²	Compliant	1,650 m²
Flat Type B	2b3p \(CAT2\)	8	18.2%	62 m²	61 m²	Compliant	496 m²
Flat Type C	1b2p \(CAT3\)	3	6.8%	59 m²	50 m²	Compliant	177 m²
Total		**44**	**100%**				**2,323 m²**

Newsome Mill Schedule of Accommodation

(Houses and Cottage Flats)

Type]	Occupancy / Accessibility	Count	GIA	NDSS Minimum	Status	Total GIA
House Type A (2 Storey)	2b4p [cat2]	6	82.0 m²	79.0 m²	Compliant	492.0 m²
House Type B (2 Storey)	3b5p [cat2]	6	95.0 m²	93.0 m²	Compliant	570.0 m²
House Type E (2 Storey)	4b7p [cat2]	4	123.0 m²	115.0 m²	Compliant	492.0 m²
Cottage Flat (Ground Floor)	1b2p [cat3]	4	59.5 m²	50.0 m²	Compliant	238.0 m²
Cottage Flat (First Floor)	2b3p [cat2]	4	61.5 m²	61.0 m²	Compliant	246.0 m²
TOTAL		**24**				**2,038.0 m²**

- The scheme is being developed by Connect Housing. The housing units are to be managed by Connect Housing, allocated and let via choice-based lettings to meet identified need.
- The affordable homes will be funded in part by Homes England through the Social and Affordable Homes Programme (SAHP) 2026 to 2036 and will remain affordable in perpetuity.