Woodgate, Lidsey Road - Phase 1

Schedule of accommodation

10/09/2025 — Based on ST-22-01P Planning Layout

BARRATT HOMES — DAVID WILSON HOMES — WHERE QUALITY LIVES

Group M4(1) NDSS
Group M4(2) NDSS
Group M4(3) NDSS

Barratt Open Market — Unit %

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	
Holywell End (Denford)	1	2B3P	NHYL	2	2PS	2	3	72.93	785	2,355	8%
Martham Det (Moresby)	1	2B3P	NMAR	2	2PS	2	3	92.44	995	2,985	8%
Martham End (Moresby)	1	2B3P	NMAR	2	2PS	2	3	92.44	995	2,985	8%
Nene End	2	2B3P	YNEN	2	2PS	2	7	72.93	785	5,495	19%
Marwood End (Norbury)	1	3B5P	NMAD	3	2PS	2.5	8	103.68	1116	8,928	22%
Marwood Mid (Norbury)	1	3B5P	NMAD	3	2PS	2.5	1	103.68	1116	1,116	3%
Mildenhall End (Maidstone)	2	3B4P	YMIL	3	2PS	2	7	92.34	994	6,958	19%
Mildenhall Mid (Maidstone)	2	3B4P	YMIL	3	2PS	2	1	92.34	994	994	3%
Langley (Lamberton)	2	4B6P	YLGY	4	S Garage	2		144.09	1551	0	0%
Cattawade Det (Alfreton)	2	4B7P	YCAT	4	S Garage	2	3	144.83	1559	4,677	8%
Total Barratt Market Houses							**36**		**OM coverage**	**36,493**	

Barratt Open Market %

1 Bed	0	0%
2 Bed	16	44%
3 Bed	17	47%
4 Bed	3	8%
5 Bed	0	0%
	36	**100%**

David Wilson Open Market — Unit %

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	
Portmore End (Archford)	2	2B3P	Y382	2	2PS	2	6	93.27	1004	6,024	21%
Marwick End (Wilford)	2	2B3P	Y224	2	2Ps	2	1	72.00	775	775	3%
Marwick Mid (Wilford)	2	2B3P	Y224	2	2Ps	2	2	72.00	775	1,550	7%
Rainham End	2	3B5P	Y319	3	2PS	2.5	10	107.58	1158	11,580	34%
Rainham Mid	2	3B5P	Y319	3	2PS	2.5	1	107.58	1158	1,158	3%
Stanford Det (Hadley)	2	2B3P	Y341	2	2PS	2	2	103.68	1116	2,232	7%
Stanford End (Hadley)	2	2B3P	Y341	2	2PS	2	1	103.68	1116	1,116	3%
Fairburn Det (Holden)	2	4B7P	Y469	4	S Garage	2	3	141.68	1525	4,575	10%
Conwy Det (Avondale)	2	4B6P	Y456	4	S Garage	2	3	138.33	1489	4,467	10%
Total DWH Market Houses							**29**		**OM coverage**	**33,477**	
Total Market House							**65**			**69,970**	

DWH Open Market %

1 Bed	0	0%
2 Bed	12	41%
3 Bed	11	38%
4 Bed	6	21%
5 Bed	0	0%
	29	**100%**

Affordable Rent — Unit %

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	
Type 50 End	2	2B4P	YB50	2	2PS	2	3	80.45	866	2,598	15%
Type 52 End	2	3B5P	YB52	3	2PS	2	1	95.22	1025	1,025	5%
Type 52 Mid	2	3B5P	YB52	3	2PS	2	1	95.22	1025	1,025	5%
Type 55 End	2	3B5P	YB55	3	2PS	2	2	97.45	1049	2,098	10%
Type 54 End	2	4B6P	YB54	4	2PS	2	1	108.42	1167	1,167	5%
Falkirk Ground Floor special	3	1B2P		1	1PS	1	2	62.28	669	1,338	10%
Falkirk First & Second Floor special	1	2B4P		2	1PS	1	4	64.39	692	2,768	20%
Type58 special gf	2	1B2P		1	1PS	2	1	51.28	552	552	5%
Type 59 special ff	1	1B2P		1	1PS	2	1	59.09	636	636	5%
Type 60/61 special	1	1B2P		1	1PS	1	4	42.36	456	1,824	20%
Total Affordable Rent							**20**		**AFF coverage**	**15,031**	

Affordable %

1 Bed	8	40%
2 Bed	7	35%
3 Bed	4	20%
4 Bed	1	5%
	20	**100%**

Affordable Shared Ownership — Unit %

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	
Type 50 End	2	2B4P	YB50	2	2PS	2	1	80.45	866	866	50%
Type 52 End	2	3B5P	YB52	3	2PS	2	1	95.22	1025	1,025	50%
Total Affordable Shared Ownership							**2**		**AFF coverage**	**1,891**	

Affordable %

1 Bed	0	0%
2 Bed	1	50%
3 Bed	1	50%
4 Bed	0	0%
	2	**100%**

Affordable First Homes — Unit %

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	
Holywell End (Denford)	1	2B3P	NHYL	2	2PS	2	2	72.93	785	1,570	33%
Millbeck (FOG)	1	2B3P	NMIL	2	S Garage	2	1	73.76	794	794	17%
Type 58 special gf	2	1B2P		1	1PS	2	1	51.28	552	552	17%
Type59 special ff	1	1B2P		1	1PS	2	1	59.09	636	636	17%
Martham End (Moresby)	1	2B3P	NMAR	2	2PS	2	1	92.44	995	995	17%
Total Affordable Shared Ownership							**6**		**AFF coverage**	**4,547**	
Total Affordable							**28**		**AFF coverage**	**21,469**	

Affordable %

1 Bed	2	33%
2 Bed	4	67%
3 Bed	0	0%
	6	**100%**

Total combined							**93**		**Total coverage**	**91,439**	

Total Units %

1 Bed	10	11%
2 Bed	40	43%
3 Bed	33	35%
4 Bed	10	11%
	93	**100%**

	Hectares	Acres
Total Nett developable area (NDA)	**2.12**	**5.25**

Dwellings per acre	**17.72**	dwellings p/ acre
Dwellings per hectare	**43.79**	dwellings p/hectare
Coverage	**17,424**	ft2 p/ acre
Average OM unit footprint	**1,107**	ft2
Percentage of Apartments	**12%**	
Percentage of M4(2) Properties	**63%**	
Percentage of M4(3) Properties	**2%**	

Disclaimer

Images, layouts and plans are intended for illustrative purposes only and should be treated as general guidance only.

Plans and layouts including parking arrangements, social / affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your Solicitor to whom fulls details of any planning consents including layouts and plans will be available.

Plans, layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

The name of this development is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

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Do not allow any 'fit to page' settings as this will alter the scale of the drawing.
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House Mix Distribution:

- Holywell
- Martham
- Nene
- Marwood
- Mildenhall
- Cattawade
- Portmore - Y382
- Marwick - Y224
- Rainham - Y319m
- Stanford - Y341
- Fairburn - Y469
- Conwey - Y456
- Affordable (Note - Plot 66, 86 and 87 to be affordable. Refer to actual 'Affordable Plan' for full extent)



full extent of site boundary (1:500)

N

Scale Bar

0m 5m 10m 15m 20m 25m 30m 35m 40m 45m 50m 60m 70m 80m 90m 100m

Rev	Description	Date	Drawn	Chk'd
L	Cycleroutes/footpaths updated.	04.11.25	SW	-
K	Plot no. 31-32 garage reinstated	07.10.25	SW	-
J	Screen wall to plot no. 41 amended	03.10.25	SW	-
H	Garage between plot nos 31-32 omitted	25.09.25	SW	-
G	Plan updated following minor changes to the Planning Layout	16.09.25	SW	-
E	Updated following changes to ST-22-01L Planning Layout	14.04.25	SW	-
D	M4(3) visitor space reconfigured	14.03.25	SW	-
C	M4(3) visitor spaces added	13.03.25	SW	-
B	Layout updated to suit latest changes	07.03.25	SW	-
A	Layout updated to suit divisional comments	09.12.24	SW	-

Housing Mix Plan - Phase 1

Project:	Lidsey Road Woodgate		
Client(s):	BDW Southampton		
Drwg No:	**ST-22-04**	Rev:	**L**
Scale:	1:500 @ A0	Date:	23/07/2024
Drawn By:	SW	Checked By:	-

GROUP URBAN DESIGN BARRATT DEVELOPMENTS PLC

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