Woodgate, Lidsey Road - Phase 1

Schedule of accommodation

10/08/2025 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

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
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	5 Garage	2		144.09	1551	0	0%
Catswade Det (Alfreton)	2	4B7P	YCAT	4	5 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

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
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	5 Garage	2	3	141.68	1525	4,575	10%
Conwy Det (Avondale)	2	4B6P	Y456	4	5 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

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
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

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
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

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
Holywell End (Denford)	1	2B3P	NHYL	2	2PS	2	2	72.93	785	1,570	33%
Millbeck (FOG)	1	2B3P	NMIL	2	5 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

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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.

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Legend

- Application boundary
- 54 — Plot No.
- House type coding
- Plot handing (as or opposite)
- Proposed Swales
- Proposed Parking Spaces
- Existing landscaping with RPA's
- 1800mm high brick walls
- 1800mm close boarded fences
- Adopted carriageway & private drives to be block paved
- Bin storage location
- Cycle storage location
- Ex. tree to be removed
- 450mm high timber knee rail
- 1200mm 3 bar estate fence around SUDS pond
- 1800mm high accoustic fence (behind plot 70-95)
- Zones where standard parking bays can be widened to 3.3m (CAT2 types), or 1.2m zones for CAT 3 types.

For details on means of enclosure refer to the Boundary Treatments Layouts.

* Cycle route signage to be agreed as part of the S38 application

Road to be terminated at site boundary for possible future access

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For full extent of application boundary refer to 'Site Location Plan drg. no. ST-23-02 or 'Inset' below

Extent of highway construction

Possible future junction

Forward visibility off future roundabout T.B.C

Rev	Description	Date	Drawn	Chk'd
L	Cycleroutes/footpaths updated. Cycle route signage noted added	04.11.25	SW	-
K	Plot no. 31-32 garage reinstated	07.10.25	SW	-
J	Screen wall to plot no. 41 amended	06.10.25	SW	-
H	Garage between plot nos. 31-32 omitted	25.09.25	SW	-
G	Layout updated following minor changes to the Planning Layout	17.09.25	SW	-
F	Plot no. 32 changed to Langley type	01.08.25	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	Updated following layout changes	11.03.25	SW	-
B	House schedule updated	17.12.24	SW	-
A	Layout amended to suit divisional comments	10.12.24	SW	-

Coloured Planning Layout

Project:			Lidsey Road Woodgate
Client(s):			BDW Southampton
Drwg No:	ST-22-13	Rev:	L
Scale:	1:500 @ A0	Date:	14/10/2024
Drawn By:	SW	Checked By:	-

GROUP URBAN DESIGN
BARRATT DEVELOPMENTS PLC

Barratt House, Forest Business Park, Cartwright Way, Bardon Hill, LE67 1UF | 01530 278278

N

Scale Bar

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