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

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
Holywell End (Denford)	1	283P	NHYL	2	2PS	2	3	72.93	785	2,355	8%
Martham Det (Moresby)	1	283P	NMAR	2	2PS	2	3	92.44	995	2,985	8%
Martham End (Moresby)	1	283P	NMAR	2	2PS	2	3	92.44	995	2,985	8%
Nene End	2	283P	YNEN	2	2PS	2	7	72.93	785	5,495	19%
Marwood End (Norbury)	1	385P	NMAD	3	2PS	2.5	8	103.68	1116	8,928	22%
Marwood Mid (Norbury)	1	385P	NMAD	3	2PS	2.5	1	103.68	1116	1,116	3%
Mildenhall End (Maidstone)	2	384P	YMIL	3	2PS	2	7	92.34	994	6,958	19%
Mildenhall Mid (Maidstone)	2	384P	YMIL	3	2PS	2	1	92.34	994	994	3%
Langley (Lamberton)	2	486P	YLGY	4	S Garage	2		144.09	1551	0	0%
Catawade Det (Alfreton)	2	487P	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

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
Portmore End (Archford)	2	283P	Y382	2	2PS	2	6	93.27	1004	6,024	21%
Marwick End (Wilford)	2	283P	Y224	2	2Ps	2	1	72.00	775	775	3%
Marwick Mid (Wilford)	2	283P	Y224	2	2Ps	2	2	72.00	775	1,550	7%
Rainham End	2	385P	Y319	3	2PS	2.5	10	107.58	1158	11,580	34%
Rainham Mid	2	385P	Y319	3	2PS	2.5	1	107.58	1158	1,158	3%
Stanford Det (Hadley)	2	283P	Y341	2	2PS	2	2	103.68	1116	2,232	7%
Stanford End (Hadley)	2	283P	Y341	2	2PS	2	1	103.68	1116	1,116	3%
Fairburn Det (Holden)	2	487P	Y469	4	S Garage	2	3	141.68	1525	4,575	10%
Conwy Det (Avondale)	2	486P	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

HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
Type 50 End	2	284P	YB50	2	2PS	2	3	80.45	866	2,598	15%
Type 52 End	2	385P	YB52	3	2PS	2	1	95.22	1025	1,025	5%
Type 52 Mid	2	385P	YB52	3	2PS	2	1	95.22	1025	1,025	5%
Type 55 End	2	385P	YB55	3	2PS	2	2	97.45	1049	2,098	10%
Type 54 End	2	486P	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	284P	YB50	2	2PS	2	1	80.45	866	866	50%
Type 52 End	2	385P	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

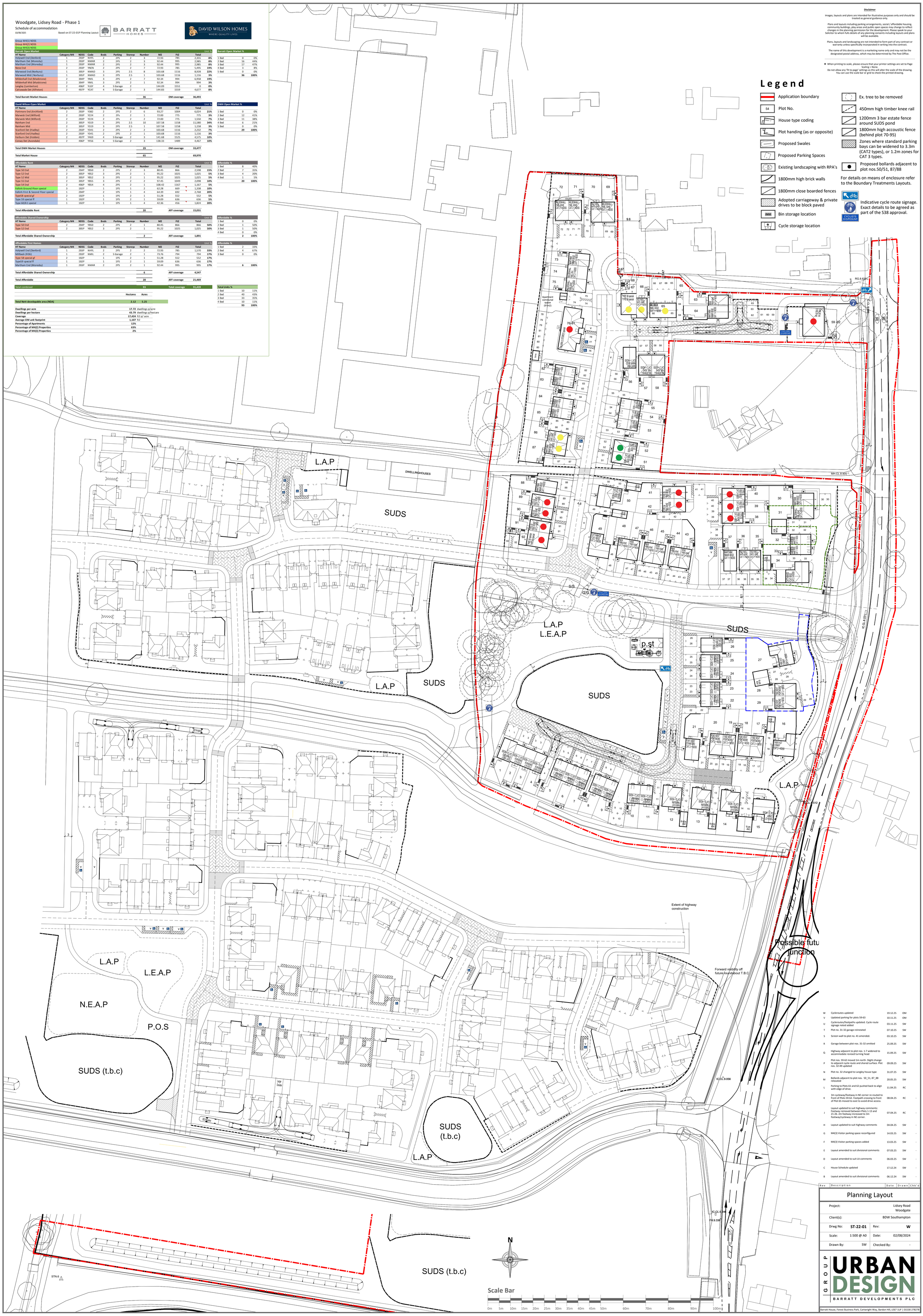
HT Name	Category M4	NDSS	Code	Beds	Parking	Storeys	Number	M2	Ft2	Total	Unit %
Holywell End (Denford)	1	283P	NHYL	2	2PS	2	2	72.93	785	1,570	33%
Millbeck (FOG)	1	283P	NMIL	2	S Garage	2	1	73.76	794	794	17%
Type 58 special gf	2	1B2P		1	1PS	2	1	51.28	552	552	17%
Type59 special ff	1	1B2P		1	1PS	2	1	59.09	636	636	17%
Martham End (Moresby)	1	283P	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**
			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 O/M unit footprint	**1,107**	ft2
Percentage of Apartments	**12%**	
Percentage of M4(2) Properties	**63%**	
Percentage of M4(3) Properties	**2%**	

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



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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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Legend

- Application boundary
- 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.
- Proposed bollards adjacent to plot nos.50/51, 87/88

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

Indicative cycle route signage. Exact details to be agreed as part of the S38 approval.

Rev	Description	Date	Drawn	Chk'd
W	Cycleroutes updated	19.12.25	OM	
V	Updated parking for plots 59-63	10.11.25	OM	
U	Cycleroutes/footpaths updated. Cycle route signage noted added	03.11.25	SW	
T	Plot no. 31-32 garage reinstated	07.10.25	SW	
S	Screen wall to plot no. 41 amended.	03.10.25	SW	
R	Garage between plot nos. 31-32 omitted	25.09.25	SW	
Q	Highway adjacent to plot nos. 1-7 widened to accommodate revised turning head	15.09.25	SW	
P	Plot nos. 59-62 moved 1m north. Slight change to adjacent cycle route and shared surface. Plot nos. 32-49 updated	09.09.25	SW	
N	Plot no. 32 changed to Langley house type	31.07.25	SW	
M	Bollards adjacent to plot nos. 50_51, 87_88 relocated	20.05.25	SW	
L	Parking to Plots 61 and 62 pushed back to align with edge of drive.	11.04.25	RC	
K	3m cycleway/footway in NE corner re-routed to front of Plots 59-62. Footpath crossing to front of Plot 65 moved to east to avoid drive access.	08.04.25	RC	-
J	Layout updated to suit highway comments: Footway removed between Plots 1-13 and 21-26. 2m footway increased to 3m footway/cycleway in NE corner.	07.04.25	RC	-
H	Layout updated to suit highway comments	04.04.25	SW	-
G	M4(3) Visitor parking space reconfigured	14.03.25	SW	-
F	M4(3) Visitor parking spaces added	13.03.25	SW	-
E	Layout amended to suit divisional comments	07.03.25	SW	-
D	Layout amended to suit LA comments	06.03.25	SW	-
C	House Schedule updated	17.12.24	SW	-
B	Layout amended to suit divisional comments	06.12.24	SW	-

Planning Layout

Project:	Lidsey Road Woodgate		
Client(s):	BDW Southampton		
Drwg No:	**ST-22-01**	Rev:	**W**
Scale:	1:500 @ A0	Date:	02/08/2024
Drawn By:	SW	Checked By:	-

GROUP URBAN DESIGN
BARRATT DEVELOPMENTS PLC

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