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	
Total combined							93		Total coverage	91,439	

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

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%	

Scale Bar

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

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.

* When printing to scale, please ensure that your printer settings are set to Page Scaling = None. Do not allow any 'fit to page' settings as this will alter the scale of the drawing. You can use the scale bar or grid to check the printed drawing.

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

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

CYCLISTS DISMOUNT — 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:	X
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