



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2026/0412

To Countryside Properties (UK) Ltd
Red Hall Avenue Red Hall Avenue
Wakefield
WF1 2UL

DESCRIPTION Variation of conditions 2 (Approved Plans), 3 (Levels), 4 (Air Quality Mitigation), 5 (Trees), 6 (Highways Adoption Plan), 10 (Cycle Parking), 11 (Noise Mitigation), 13 (Boundary Treatment to Plots 1-7), 15 (CEMP) and 16 (Hampton Windows) of planning application 2021/1405 : Reserved matters (appearance, landscaping, layout and Scale) application for development of 91 homes, structural planting and landscaping, surface water attenuation and associated infrastructure in connection with outline planning permission 2017/1718 (Outline planning for up to 102 homes) (Amended Plans)

LOCATION Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6ND

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 01/06/2026 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development, hereby permitted shall be begun before the 8th October 2026
Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990 and condition 1 of application 2017/1718

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved and listed below unless required by any other conditions in this permission:

- Location Plan (Rev B) - P08-4145-02
- Feasibility Layout - VWYM2-PHS-XX-XX-DR-A-07000 P14
- Boundary Treatment Plan - VWYM2-PHS-XX-XX-DR-A-07003 P05
- Boundary Treatment Details - VWYM2-PHS-XX-XX-DR-A-07004 P01
- Bike Storage Plan - VWYM2-PHS-XX-XX-DR-A-07006 P03
- Materials Plan - VWYM2-PHS-XX-XX-DR-A-07007 P02
- Apple Housetypes Plan - VWYM2-PHS-XX-XX-DR-A-07010 P01
- Atkins Housetype Plans - VWYM2-PHS-XX-XX-DR-A-07011 P01
- Beckett Housetype - VWYM2-PHS-XX-XX-DR-A-07012 P02
- Beech Housetype - VWYM2-PHS-XX-XX-DR-A-07013 P01
- Chestnut Housetype - VWYM2-PHS-XX-XX-DR-A-07014 P01
- Cherry Housetype - VWYM2-PHS-XX-XX-DR-A-07015 P01
- Cypress Housetype - VWYM2-PHS-XX-XX-DR-A-07016 P01
- Grainger Housetype - VWYM2-PHS-XX-XX-DR-A-07017 P01
- Holly Housetype - VWYM2-PHS-XX-XX-DR-A-07018 P01
- Hampton Housetype - VWYM2-PHS-XX-XX-DR-A-07019 P01
- Allington Housetype - VWYM2-PHS-XX-XX-DR-A-07020 P01
- Allington Affordable Housetype - VWYM2-PHS-XX-XX-DR-A-07021 P01
- F50/70 Housetype - VWYM2-PHS-XX-XX-DR-A-07022 P02
- Landscape Proposals 1 of 2 - GLY0268 LP 01 Rev.C
- Landscape Proposals 2 of 2 - GLY0268 LP 02 Rev.C
- Landscape Specification - GLY0268 SP 01
- Landscape General Arrangement - GLY0268 GA 01 Rev.C
- Shed Details - IMG_0137 and IMG_0136 Sleds.copi21092910350
- Construction Environmental Management Plan V02 dated 01.07.2026
- Arboricultural Method Statement Report No 2858_AMS.03 dated 12.06.2026
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- Arboricultural Method Statement Report No 2858_AMS.03 dated 12.06.2026

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 No development, (excluding the works agreed as necessary to make a meaningful start on site) shall commence until full construction, engineering, drainage and street lighting details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. Once approved the development shall, thereafter, be constructed in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with Local Plan policy T4 New Development and Transport Safety.

- 4 Before any dwelling hereby approved is first occupied, the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway in accordance with details submitted to and subsequently approved in writing by the LPA.

Reason: To ensure satisfactory development of the site and in the interests of highway safety, in accordance with Local Plan policy T4 New Development and Transport Safety.

- 5 Within three months of first occupation, a detailed travel plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be based on the Framework Travel Plan dated December 2017 and include details of specific measures / initiatives, targets, timescales and budgets to encourage sustainable travel to and allow for regular monitoring and reporting to be undertaken. The plan shall be fully implemented in accordance with the approved details thereafter.
Reason: In accordance with Local Plan Policy T3 - To support sustainable transport objectives in accordance with Local Plan.
- 6 Prior to the first occupation of the development hereby permitted, visibility splays of 2.4 x 120m in either direction are to be provided at the site entrance . The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05m above the level of the adjacent highway carriageway.
Reason: In interests of highway safety in accordance with Local Plan Policy T4
- 7 The scheme shall be built in accordance with the proposed plans in the noise impact assessment NIA-12628-26-12923-v4 Wakefield Road, Mapplewell.
Reason: To reduce or remove adverse impacts on health and the quality of life of future occupiers in accordance with Local Plan Policy POLL1.
- 8 Prior to the occupation of any dwelling hereby approved, a verification report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the noise mitigation measures and internal and external noise levels identified within Noise Impact Assessment NIA-12628-26-12923-v4 (Wakefield Road, Mapplewell) have been achieved. No dwelling shall be occupied until the verification report has been submitted to and approved in writing by the Local Planning Authority.
Reason: To reduce or remove adverse impacts on health and the quality of life of future occupiers in accordance with Local Plan Policy POLL1.
- 9 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.
- 10 No building or use hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling (or building) within the site, the streets shall be maintained in accordance with the approved management and maintenance details.
Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 24 August 2026

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line.

Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

STATUTORY BIODIVERSITY NET GAIN CONDITION

DEEMED CONDITION

(As required Schedule 7a of the Town and Country Planning Act 1990 (as amended) and inserted by the Environment Act 2021)

Development may not be begun unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority; and
2. The Local Planning Authority has approved the plan.

The Biodiversity Gain Plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) any such other matters as the Secretary of State may by regulations specify.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- g) name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- h) a description of the development and planning permission reference number (to which the plan relates);
- i) the [relevant date](#), for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- j) [the completed biodiversity metric calculation tool\(s\)](#), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the [relevant date](#), and post-development biodiversity value;
- k) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- l) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- m) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the [relevant date](#), and drawn to an identified scale and showing the direction of North;
- n) a description of any [irreplaceable habitat](#) on the land to which the plan relates which exist on the [relevant date](#), and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- o) if [habitat degradation](#) has taken place:
 - i. a statement to this effect,
 - ii. the date immediately before the degradation activity,
 - iii. the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
 - iv. any available supporting evidence for the value.

INFORMATIVE 1

When calculating the post-development biodiversity value of a habitat, the Local Planning Authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

INFORMATIVE 2

The General Biodiversity Gain Condition has a separate legal basis in contrast to other planning conditions and will apply to all planning permissions, unless exempt. The General Biodiversity Gain Condition will therefore not appear on the decision notice along with the list of planning conditions imposed on the application, rather it will be referenced separately.

The General Biodiversity Gain Condition cannot be varied or removed by an application under section 73 of the Town and Country Planning Act. It also cannot be discharged as part of the grant of planning permission.

INFORMATIVE 3

A Biodiversity Net Gain Template can be found here:

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

INFORMATIVE 4

The statutory deemed condition above is relevant to all major applications submitted since 12th February 2024 and to all non-major applications submitted after 2nd April 2024, unless exempt.

The onus is on the applicant/agent to notify the Local Planning Authority at developmentmanagement@barnsley.gov.uk if the application was exempt and provide the reasons for the exemption. Exemptions can be found at this link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>