

Miss Rebecca Larder
Barnsley Metropolitan Borough Council
PO Box 634,
Barnsley,
S70 9GG

05 June 2026

Dear Sir/Madam,

Application for Approval of Details Reserved by Condition 4, 7, 9, 13, 16, 21, 22, and 23 Pursuant to Planning Permission Reference 2017/1718

Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6DN

Planning Portal Reference PP-14987865

Please find enclosed an application for approval of details reserved by condition 4, 7, 9, 13, 16, 21, 22 and 23 pursuant to planning permission 2017/1718 granted on 24 October 2018 for the following description of development:

“Residential development for up to 102 dwellings with associated infrastructure and access (Outline with all Matters Reserved apart from access”.

Condition 4 requirements

Condition 4 requires the submission of details of actions for mitigation of air quality impacts, for agreement with the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

The Air Quality Assessment prepared by SLR submitted to discharge this condition provides the necessary information to support this applications approval.

Condition 7 requirements

Condition 7 requires the submission of the following documents for approval:

- Arboricultural impact assessment
- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

The reports listed below provide the detail necessary to discharge the condition. The Arboricultural Method Statement includes details of the required Tree Protection Plan and Tree Protective Barrier Details. Together these reports are sufficient to enable the condition to be discharged. The reports set out the means and timings for when the protective measures are to be installed on the site, and that this should be fully compliant with BS 5837:2012. It also notes that materials likely to cause damage will not be stacked or discharged within 10m of the trees stem or within the protective area.

Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

The reports include site visits from an arboricultural consultant to confirm the correct installation of the protective fencing, to oversee sensitive elements of works within the RPA of retained trees and sign off the site when the works are complete before fencing can be removed.

The Arboricultural Method Statement and Arboricultural Impact Assessment provide the necessary evidence to support the discharge of the condition.

Condition 9 requirements

Condition 9 requires the details of the mitigation measures identified in the Preliminary Ecological Appraisal Report, including a timetable for their implementation. The Construction Environment Management Plan submitted to support the Section 73 permission includes a table of the mitigation measures required to support the site. Table 4.2 sets out the mitigation requirements at different timings including prior to vegetation clearance, during construction and prior to construction completion.

The CEMP submitted is considered sufficient to discharge the condition.

Condition 13 requirements

Condition 13 requires the details of the siting of the sales cabin and parking for staff and customers visiting the site to be submitted and approved. In line with these requirements, to be discharged the condition requires the submission of a plan identifying and securing the location of the sales cabin and parking measures associated with the Sales area. This information is provided on drawing reference: Sales Cabin Plan. The Plan identifies that Plots 78 and 79 will be the Show Home Plots and Sales Office with parking for customers visiting the site and staff parking to run across the front of both plots. Plot 78 showcases the Show Home and Plot 79 the Sales Office. These will be retained for the entire construction period.

The attached plan sets out the information required by the condition such that this can now be approved for discharge.

Condition 16 requirements

Condition 16 requires the submission of a condition survey (including structural integrity) of the highways to be used by construction traffic. As required by Part 1 of this condition a pre-development Highways Condition Survey has been undertaken by Optima Highways and Transportation Ltd (report no. 26039 dated 1st June 2026). The report sets out the results of the highway condition survey, noting that this was attended by Highways Officer Lee Francis.

The Condition Survey report dated 1st June 2026 is sufficient to part discharge the condition, the condition requires a further survey is submitted on completion of the development and therefore cannot be discharged in full at this stage.

Condition 21 requirements

Condition 21 requires the submission of a scheme for the provision of affordable housing. The details of these were secured through the signed S106 Agreement dated 1 October 2024 which accompanied the Reserved Matters application ref: 2021/1405.

The Section 106 approved should be sufficient to allow the discharge of this condition as it covenants that further details are required to be submitted for approval to the authority.

The Section 73 application reference: 2026/0412 submitted 22nd May 2026, validated 01 June 2026 seeks permission for a revised layout, included within the planning application package and submitted to accompany this discharge of condition application is the M4 and Affordable Housing Tenure Plan ref: VWYM2-PHS-XX-XX-DR-A-07005 P03.

In accordance with part i of the condition, the M4 and Affordable Housing Tenure plan shows the location, numbers, type and tenure of the affordable housing provision which delivers 15% of the housing units in accordance with the approved Section 106.

Four plots are to be for First Homes, this includes 2no. two-bed and 2no three-bed properties as shown on the plan. The Section 106 includes a mix of 1no shared ownership plot and 9 for social rent; comprising a mix of 6no one-bed properties, 2no two-bed and 3-bed properties. These have been pepper potted around the site to deliver a mixed community as required.

Parts ii to v are set out within the approved Section 106 dated 1 October 2024. A Deed of Variation (DOV) to the Section 106 has been submitted alongside this application and following the submission of the Section 73 application. The DOV principally seeks to substitute the National Housing Federation precedent Mortgagee in Possession clause wording to ensure consistency with current best practice. In addition, a small number of amendments have been made to expand and clarify the existing release clause. The detail of which is set out in the DOV application.

The DOV does not seek to amend the detail in respect to the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing. Nor does it seek to amend the arrangements for the transfer of the affordable housing to an affordable housing provider or securing the occupation of the affordable properties as affordable following their initial sale. The occupancy criteria remain intact as set out in the agreed Section 106.

Therefore, the information necessary to discharge Condition 21 is provided within the signed Section 106 documentation (and current Deed of Variation) and as shown on the M4 and Affordable Tenure Plan ref: VWYM2-PHS-XX-XX-DR-A-07005 P03. Should any further information be required to discharge this condition, please do not hesitate to contact us.

Condition 22 requirements

Condition 22 requires the details for the provision of or enhancement to off-site public open space. The agreed Section 106 sets out the details, with the contribution to be paid in full prior to the occupation of 25% of the Dwellings.

The Deed of Variation under agreement following Section 73 permission provides for a slightly uplifted provision due to changes to the housing mix. The off-site contribution is based on the number of bedrooms and as this has slightly changed since the Reserved Matters through the new housetypes and layout, this is to be updated.

Nevertheless, the DOV does not seek to amend that the off-site open space contribution is to be provided prior to the completion of the development in accordance with the conditions requirements and the Clauses within the Section 106.

Condition 23 requirements

Condition 23 sets out that the development shall not begin until a scheme for education provisions have been submitted and approved. As above the Section 106 (and associated Deed of Variation) provide the means by which the education provision has been submitted and agreed. Schedule 2, Clause 1 sets out the information relevant to securing the Education Contributions. The payment is to be split in two instalments, with the first instalment being prior to the occupation of more than 25% of the Dwellings and the second instalment to fall prior to the occupation of more than 50 Dwellings.

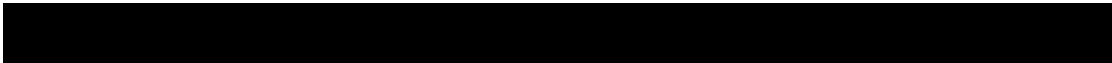
As with Condition 22 the changes proposed through the Section 73 application ref: 2026/0412 requires an increase to the education contributions. The Section 106 DOV therefore will pick up the amended figures.

The Section 106 and subsequent DOV provide the necessary information and detail required by Condition 23. This application seeks to formally discharge these conditions.

Documents Submitted/Planning Assessment

The following documents have been submitted in support of this discharge of conditions application .

Document	Reference	Condition
Air Quality Assessment Report	402.066140.0001 dated 22 May 2026	4
Arboricultural Impact Assessment	2858_AIA.02	7
Arboricultural Method Statement	2858_AMS.02	7
Construction Environment Management Plan	Rev.01 dated May 2026	9
Sales Cabin and Parking Plan	Sales Cabin Plan	13
Highway Condition Survey 1	26039 June (initial issue)	16
Section 106	Dated 01 October 2024	21, 22, 23
Affordable Housing Plan	VWYM2-PHS-XX-XX-DR-A-07005 P03	21



Conclusion

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. However, should you require any further information then please do not hesitate to contact me.

Yours sincerely

Kat Crisp
Planning Manager