

Application reference number	2026/0412
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Application Type	Variation/Removal of Conditions (Section 73)
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Proposal:	Variation of conditions 2 (Approved Plans) and 6 (Highways Adoption Plan) and removal of conditions 3 (Levels), 4 (Air Quality Mitigation), 5 (Trees), 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.
Location:	Former William Freeman Site, off Wakefield Road, Mapplewell.

Applicant	Countryside Partnerships (UK) Limited
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Number of Third Party Reps	Four representations have been received	Parish:	N/A
		Ward:	Darton East

SUMMARY

This application is brought before Members as it relates to a major residential development with an associated Section 106 Agreement, which is also being amended under application reference 2026/0452.

The proposal seeks to vary and remove a number of conditions attached to planning permission 2021/1405 for the approved development of 91 dwellings at the former William Freeman Site, Wakefield Road, Mapplewell. There would be no increase in dwelling numbers, and the principle of residential development has already been established.

The amendments comprise minor changes to the approved layout, parking arrangements, landscaping and house types, together with the removal of conditions where the required details have already been approved or are otherwise controlled through separate permissions and conditions.

No objections have been raised by consultees, and the proposed changes are not considered to result in any unacceptable impacts on residential amenity, highway safety, landscaping, or the overall design of the development.

The proposal is therefore considered to accord with the relevant policies of the Local Plan and the National Planning Policy Framework and is recommended for approval.

Recommendation: Approve with conditions

Site Description

The site is located off Wakefield Road just north of the Bar Lane I Wakefield Road junction and is part of the former William Freeman employment site. The factory building has been demolished. There is existing vegetation around the site edges with more dense shrubs and trees along the northern and western boundary (with Wakefield Road). The land to the immediate east and north of the site is scrubland with various trees and shrubs scattered across it. Beyond this are agricultural fields. To the south and west is the residential areas of Athersley North and Mapplewell. The southern portion of the site has been developed for a Lidl Convenience store (subject of application 2017/1716).

Planning History

2009/1076 - Erection of 83no. Residential dwellings (including means of access and layout) and industrial units use class 81, 82 and 88 with means of access (Outline). Withdrawn

2017/1716 - Erection of food store with associated access and car park -Approved

2017/1718 - Residential Development of up to 102 dwellings with associated infrastructure and access (Outline with all matters reserved apart from access) – Approved

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) - Approved

Proposed Development

The proposal seeks permission to vary and remove a number of conditions attached to planning permission 2021/1405 for the approved development of 91 dwellings. This application does not seek to change the number of units on the site or access into the site. However, this scheme does propose a number of minor alterations to the approved plans under condition 2 which relate to the layout and design. These are detailed below and addressed in more detail within the assessment section of this report.

Conditions 3, 4 and 5 are proposed to be removed as the details are covered in conditions attached to the outline permission which will need to be discharged and are as such duplicates and will prevent the need for duplicate discharge of condition applications.

Condition 6 is proposed to be varied to include a sentence regarding the agreed works necessary to make a meaningful start on site which has been agreed under a S96a application (2026\ENQ\00409). The agreed works comprise the digging of foundations for plots 3 and 4 to implement the permission before it is due to lapse in October 2026.

Condition 10 is a pre-commencement condition requiring details of bicycle parking. This information has been submitted with this application, so this condition is proposed to be removed.

Condition 11 is a pre-commencement condition requiring details of noise impact and mitigation. This information has been submitted with this application, so this condition is proposed to be removed.

Condition 13 is a prior to occupation condition requiring details of proposed boundary treatments. This information has been submitted with this application, so this condition is proposed to be removed.

Condition 15 is a pre-commencement condition requiring a Construction Environmental Management Plan. This information has been submitted with this application so this it is proposed that this condition is removed.

Condition 16 relates to an old house type which is no longer included within the updated scheme and is therefore proposed to be removed.

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Site HS3: - Former William Freeman Site, Wakefield Road Indicative number of dwellings 102.

- ***Policy SD1 'Presumption in Favour of Sustainable Development'.***
- ***Policy GD1 'General Development'***
- ***Policy LG2 'The Location of Growth'***
- ***Policy H1 'The Number of New Homes to be Built'***
- ***Policy H6 'Housing Mix and Efficient Use of Land'***
- ***Policy H7 'Affordable Housing'***
- ***Policy T3 'New Development and Sustainable Travel'.***
- ***Policy T4 'New Development and Transport Safety'***
- ***Policy D1 'High-Quality Design and Place Making'***
- ***Policy GS1 'Green Space'***
- ***Policy GS2 'Green Ways and Public Rights of Way'***
- ***Policy BIO1 'Biodiversity and Geodiversity'***
- ***Policy CC1 'Climate Change'***
- ***Policy CC2 'Sustainable Design and Construction'***
- ***Policy CC3 'Flood Risk'***
- ***Policy CC4 'Sustainable Urban Drainage'***
- ***Policy CL1 'Contaminated and Unstable Land'***
- ***Policy Poll1 'Pollution Control and Protection'***
- ***Policy PI1 'Infrastructure and Planning Obligations'***

Supplementary Planning Document(s)

- ***Trees and hedgerows (Adopted May 2019).***
- ***Open Space Provision on New Housing Developments (Adopted May 2019).***
- ***Design of Housing Development (Adopted July 2023).***
- ***Biodiversity and Geodiversity (Adopted March 2024).***
- ***Sustainable Travel (Adopted July 2022).***
- ***Parking (Adopted November 2019).***
- ***Sustainable construction and climate change adaptation (July 2023).***
- ***Financial Contributions for Schools (Adopted May 2019).***
- ***Affordable Housing (Adopted July 2022)***

National Planning Policy Framework (December 2026)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- **Section 3: Decision Making Policies**
- **Section 4: Achieving Sustainable Development**
- **Section 6: Delivering a sufficient supply of homes**
- **Section 14: Achieving well designed places.**
- **Section 15: Promoting sustainable transport.**
- **Section 16: Promoting healthy communities.**
- **Section 18: Managing flood risk and coastal change**

Other Material Consideration(s)

- **South Yorkshire Residential Design Guide 2011.**
- **National Planning Practice Guidance (NPPG) (as amended).**

Consultations

Biodiversity	<i>No objections</i>
Highways Development Control	<i>No objections</i>
Urban Design Officer	<i>No objections</i>
Tree Officer	<i>No objections</i>
Pollution Control	<i>No objections</i>
Local Ward Councillors	<i>Concerns raised, primarily with the principle of the development which has already been established. No comments have been made with regard to the amendments.</i>

Representations

Neighbour notification letters were sent to surrounding properties. A site notice was placed nearby, expiring 24th June 2026.

Four representations were received from members of the public which raised concerns with regards to the principle of residential development; however, this has already been established through the original permission which remains extant.

Other matters which were raised in the representations include:

- Impact on wildlife
- Impact on the existing infrastructure
- Increased traffic
- Disruption during construction
- Drainage

Assessment

Principle of Development

The principle of residential development on this site has already been established with the granting of planning applications 2017/1718 and 2021/1405 which is still an extant permission. This application does not seek to change the number of units on the site, nor the access into the site or the internal road layout. The S106 contributions secured under the previous permission will also be

Variation of Condition 2 (Approved Plans Condition)

- Reorientation of Plots 1 and 2 to remove the private drive and provide individual driveways.
- Reorientation of Plots 78, 79 and 80 to remove reliance on a private drive and provide individual driveways.
- Reconfiguration of Plots 72-74 to create separate plots
- Relocation of visitor parking spaces, with no reduction in the overall provision.
- Relocation of the replacement willow trees.
- Minor amendments to the public open space, with no reduction in its overall area.
- Introduction of alternative house types to reflect the housebuilder's standard product range.
- Minor revisions to the housing mix, with the majority of dwellings remaining as two and three-bedroom properties.

Proposed site layout:



Design

The Urban Design Officer initially raised concerns regarding the extent of front parking, the distribution of visitor parking spaces and the provision of street trees across the development. Following discussions, revised plans were submitted which addressed these matters through amendments to the layout and landscaping proposals. The Urban Design Officer has subsequently confirmed that the concerns have been addressed and raises no objection to the revised scheme.

Further information was also requested in relation to the proposed materials, boundary treatments and cycle parking provision. These details have now been provided and are considered acceptable, ensuring that the development would achieve an appropriate standard of design, appearance and functionality. The proposals demonstrate that the development would integrate satisfactorily with the character of the wider area and provide high-quality residential properties for future occupiers.

As such, the proposal is acceptable in terms of its amended layout and design and would create a high-quality development in accordance with Local Plan Policies GD1 and D1.

Affordable Housing

A policy compliant level of affordable housing is proposed which mirrors that approved under the previous permission (2021/1405). The Strategic Housing Officer has raised no objection to the proposed mix of affordable housing which comprises of 10 dwellings, split between social rent and first homes.

Overall, the affordable housing provision and scheme is considered to be acceptable and accords with Local Plan Policy H7.

Amenity

Separation distances between dwellings are maintained throughout the development, ensuring acceptable levels of privacy and minimising opportunities for overlooking. The majority of plots meet or exceed the Council's minimum standards for private amenity space. Whilst a small number of plots do not fully accord with the SPD external space standards these are primarily corner plots where the design and layout maintain adequate levels of privacy, outlook and natural daylight. In this regard, the shortfall in amenity space is not considered to result in any material harm to the living conditions of future occupiers. Furthermore, the SPD acknowledges that a degree of flexibility may be applied in relation to corner plots where an acceptable standard of residential amenity can still be achieved.

In addition, these dwellings are located within easy walking distance of the public open space provided within the development, offering residents access to recreational and amenity areas. Taking all of these factors into account, the proposed amenity provision is considered acceptable and would provide acceptable living conditions for future occupiers.

Overall, the minor revisions to the scheme ensure adequate amenity space both internally and externally and will protect the amenity of other residents. As such, the proposal accords with the South Yorkshire Residential Design Guide, the Design of Housing SPD and Policy D1 of the Local Plan.

Trees/Landscaping

In terms of landscaping, the Tree Officer has reviewed the amended proposals, including the relocation of the replacement willow trees and wider landscaping revisions, and has raised no objections. It is therefore considered that the amended landscaping scheme will continue to provide an appropriate level of soft landscaping and replacement planting as previously approved.

Overall, the landscaping proposals are considered acceptable and will enhance the visual appearance of the site in accordance with Policy GD1.

Highways

The amended parking arrangements and the replacement of private drives with individual driveways in parts of the development have also been reviewed by the Highways Officer. No objections have been raised, with officers satisfied that adequate parking provision is maintained across the site and that the amendments would not result in any adverse highway safety or operational impacts. The level of visitor parking will be retained, and this is supported by Highways Officers.

The revised scheme therefore accords with Policy T4 of the Local Plan and is acceptable from a Highways perspective.

Conclusion

Overall, the proposed amendments are not considered to materially alter the character or appearance of the approved development. The changes maintain the overall design principles of the consented scheme, retain appropriate levels of parking, landscaping and public open space provision, and would not result in any adverse impacts on the amenity of existing residents or future occupiers.

As such, the amendments are considered acceptable and remain in accordance with Local Plan Policies GD1, D1 and T4 which carries significant weight in favour of the proposals.

Removal of Conditions 3, 4 and 5

Conditions 3, 4 and 5 are proposed to be removed as the details are covered in conditions attached to the outline permission which will need to be discharged. As such these conditions are duplicates and are not considered necessary to be retained on this permission.

Variation of Condition 6

Condition 6 states:

No development 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. 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.

Condition 6 is proposed to be varied to include a sentence regarding the agreed works necessary to make a meaningful start on site which has been agreed under a S96a application (2026\ENQ\00409). The agreed works comprise the digging of foundations for plots 3 and 4 to implement the permission before it is due to lapse in October 2026.

The amended condition will be worded as follows:

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.

The proposed commencement works have been agreed under Non-Material Amendment application 2026/ENQ/00409 and are limited to the excavation of foundations for Plots 3 and 4. No further development beyond these approved commencement works may take place until the relevant condition has been discharged. Given the limited nature of the works and the controls that remain in place to prevent further development prior to the discharge of the condition, the proposed amendment is considered acceptable. The condition can therefore be varied accordingly.

Removal of Condition 10

Condition 10 is a pre-commencement condition requiring details of bicycle parking. This information has been submitted with this application and is considered to be acceptable, as such

this condition can be removed and the approved details will be included within condition 2 (approved details).

Removal of Condition 11

Condition 11 is a pre-commencement condition requiring details of noise impact and mitigation. This information has been submitted with this application and Pollution Control have raised no objection provided that the mitigation measures included within the report are implemented.

As such, this condition can be removed and replaced with the following conditions:

The scheme shall be built in accordance with the proposed plans in the noise impact assessment NIA-12628-26-12923-v4 Wakefield Road, Mapplewell, or any subsequent revision thereof submitted to and agreed in writing with the Local Planning Authority.

And;

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) (or any subsequent revision approved in writing by the Local Planning Authority pursuant to Condition 7) 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.

Removal of Condition 13

Condition 13 is a prior to occupation condition requiring details of proposed boundary treatments. This information has been submitted with this application and is considered to be acceptable. As such, this condition can be removed, and the details will be included within condition 2 (approved details).

Removal of Condition 15

Condition 15 is a pre-commencement condition requiring a Construction Environmental Management Plan. This information has been submitted with this application and Pollution Control have confirmed that the details are acceptable. As such, this condition can be removed and the approved details included within condition 2 (approved details).

Removal of Condition 16

Condition 16 relates to an old house type which is no longer included within the updated scheme, as such this can be removed as is no longer relevant or necessary.

S106 Agreement

The following contributions were secured by S106 with application 2021/1405 in order to make the development acceptable:

Affordable Housing- 10% on site

Education - £496,000

Off-site Open Space: £82,298.33

The S106 contains a clause that ensures that any future applications for variations of conditions would also be subject to the requirements of the S106 so these contributions would still be applicable, however have been updated to reflect the minor amendments to the housing mix. The new contributions are as follows:

Affordable Housing – 10% on site
Education - £443,275
Off-site Open Space - £84,131

These S106 obligations are compliant with the requirements of Policy I1 Infrastructure and Planning Obligations and relevant SPDs which states that development must contribute as necessary to meet all onsite and off- site infrastructure requirements to enable development to take place satisfactorily. These amendments form part of the Deed of Variation application (ref 2026/0452).

Representations

Four representations were received from members of the public. Concerns were raised regarding the principle of residential development; however, the principle of developing the site for residential purposes has already been established through the extant planning permission and is not a matter for reconsideration under the current Section 73 application.

Additional concerns were raised in relation to impacts on wildlife, local infrastructure, traffic generation, construction activity and drainage. These matters were considered as part of the assessment of the original planning permission and associated approvals. The current application seeks only minor amendments to the approved scheme and does not result in any significant increase in the scale of development or the number of dwellings proposed. It is therefore not considered that the amendments would materially alter the conclusions previously reached in respect of ecology, highways, infrastructure capacity or drainage.

Furthermore, where relevant, details relating to drainage, ecological mitigation and construction management are either already secured through existing planning conditions or will continue to be controlled through conditions attached to the extant permissions.

As such, it is not considered that the proposed variations would give rise to any additional adverse impacts beyond those previously assessed and found to be acceptable.

Planning Balance and Conclusion

The changes proposed are not considered to have any significant detrimental impact on the material considerations assessed above. The site already has planning permission for 91 houses and the changes proposed would not affect the number of units being built. For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to conditions.

Recommendation - Approve with 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

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