




Wakefield Road, Mapplewell Highway Condition Survey 1

June 2026 (Initial Issue)

Prepared on behalf of
Vistry West Yorkshire

Quality Management

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Prepared by	J Stackhouse			
Signature				
Checked by	M Whittaker			
Signature				
Authorised by	M Whittaker			
Signature				

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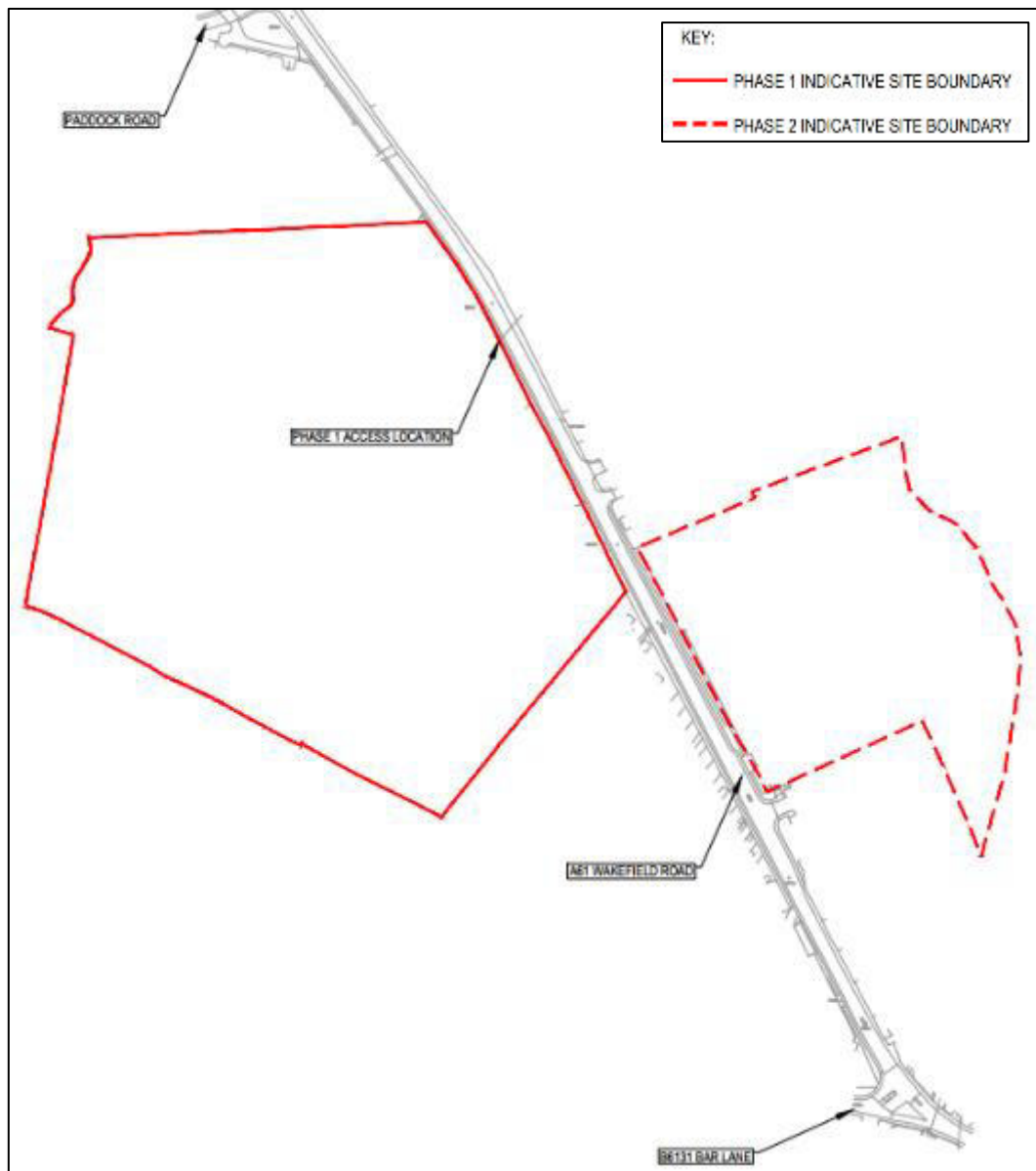
1. Introduction

1.1 INTRODUCTION

1.1.1 Optima Highways and Transportation Ltd (Optima) have been instructed to produce this Highway Condition Survey by Vistry West Yorkshire, in order to record any significant existing defects located along the A61 Wakefield Road in the vicinity of the approved 193 no. residential development of Land to the East of Wakefield Road, Mapplewell (ref. 2014/0249), known as Phase 1 and the proposed Phase 2 development Site, located some 150m to the south-east.

1.1.2 Phase 1 and Phase 2 front Wakefield Road to the east and west respectively, as shown by Image 1.1 below, which illustrates the indicative Site boundaries.

Image 1.1 Indicative Site Boundary



1.2 SURVEY SCOPE

1.2.1 The survey scope includes circa 800m of the A61 Wakefield Road between Paddock Road and B6131 Bar Lane and covers both the Phase 1 and 2 Site frontages.

1.2.2 The survey scope has been split into the following section associated with each Phase of development:

- **Section 1:** Wakefield Road Phase 1; and
- **Section 2:** Wakefield Road Phase 2.

1.2.3 The required survey scope is identified on drawing 26039/IN/01 a copy of which is contained within Appendix A.

1.2.4 The detailed, photographic baseline walkover survey was undertaken on Wednesday 22nd April 2026, during the hours of 11:00 and 11:30 when the weather was fine, and the road surface was dry. The survey was attended by Barnsley Metropolitan Borough Council (BMBC) officer Lee Francis.

1.2.5 Wakefield Road is subject to a 40mph speed limit over the initial 320m of the study area, leading south from Paddock Road, with the remainder subject to a 30mph speed limit. During the survey, moderate to high traffic volumes were noted along Wakefield Road, and the traffic profile observed to be mixed, with a number of Heavy Goods Vehicles (HGV), as would be expected of a classified (A Road) route.

1.2.6 For context, Table 1.1 below shows the typical Average Annual Daily Traffic (AADT) flow along Wakefield Road, taken from a 2024 manual count (ID: 26606) undertaken by the Department for Transport (DfT) located within the study area.

Table 1.1 A61 Wakefield Road DfT Count Point ID: 26606 – 2024 Manual Count - AADT

Total Flow	Cars and Taxis	LGVs	HGVs	Cycles	Motorcycles	Buses & Coaches
12,656	10,093	2,071	403	11	67	21

1.2.7 It was also noted during the survey that minor earthworks were being undertaken on Phase 1, with access provided by an initial temporary construction access, roughly in the location of the proposed final access point, which will be formed of a priority T junction with ghost island right turn lane.

1.2.8 Video surveys of all sections were also undertaken on Wednesday 22nd April 2026 for completeness.

1.2.9 The survey results are set out within Chapter 2.



1.3 TERMS AND DEFINITIONS

Table 1.2 Terms and Definitions

Terms	Definition
Fretting	Where the carriageway surface breaks up
Cracking	Cracks on the carriageway surface
Fatting	Where there is poor surface texture
Ironworks	Where ironwork is raised or sunken
Subsidence	Where part of the carriageway subsides to a lower level



2. Survey Results

2.1 SECTION 1: A61 WAKEFIELD ROAD (PHASE 1)

2.1.1 Section 1 covers a circa 400m length of the A61 Wakefield Road, leading south of Paddock Road to cover the Phase 1 Site frontage. A detailed walk over survey has been conducted along Section 1. The detailed survey study area is highlighted on drawing 26039/IN/01, a copy of which is contained within Appendix A.

2.1.2 The A61 Wakefield Road was noted be in a relatively fair state of repair, with areas of fatting and fretting present throughout alongside kerb damage, which is not uncommon for an A classified route of this nature.

2.1.3 Photographic evidence of the general highway condition along Section 1 is shown in Appendix B, with photo locations then identified on drawing 26039/IN/02 contained within Appendix C.

2.1.4 Major areas of deterioration and isolated defects along Section 1 are identified below and illustrated on drawing 26039/IN/03 contained at Appendix D.

2.1.5 A video survey was also undertaken along Section 1, which has been provided to Vistry West Yorkshire.



Table 2.1 Defect 1 (Images 1-6)

DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">• Kerb damage• Slightly sunken ironworks
	

Table 2.2 Defect 2 (Image 8-10)

DEFECT	
Location	A61 Wakefield Road/Paddock Road junction
Summary	<ul style="list-style-type: none">• Worn road markings
	

Table 2.3 Defect 3 (Images 11-15)

DEFECT	
Location	A61 Wakefield Road/Paddock Road junction
Summary	<ul style="list-style-type: none">• Kerb damage
	

Table 2.4 Defect 4 (Images 18-20)

DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">• Fretting• Kerb Damage• Damaged Ironworks• Fattening
	

Table 2.5 Defect 5 (Image 27)

DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">Damaged Ironworks
	

Table 2.6 Defect 6 (Image 30)

DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">• Kerb Damage
	

Table 2.7 Defect 7 (Image 54)

DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">Fretting
	

Table 2.8 Defect 8 (Image 64-72)


DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">• Footway fretting• Footway cracking
	

Table 2.9 Defect 9 (Image 79-95)

DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">Fatting
	

2.2 SECTION 2: A61 WAKEFIELD ROAD (PHASE 2)

2.2.1 Section 1 covers a circa 400m length of the A61 Wakefield Road, leading north of the B6131 Bar Lane to cover the Phase 2 Site frontage. A detailed walk over survey has been conducted along Section 1. The detailed survey study area is highlighted on drawing 26039/IN/01, a copy of which is contained within Appendix A.

2.2.2 The A61 Wakefield Road along Section 2 was again noted be in a relatively fair state of repair, with areas of fatting and cracking present throughout alongside kerb damage, which is not uncommon for an A classified route of this nature. The carriageway was recently resurfaced as part of the access arrangements for the Lidl supermarket to the south of Phase 2.

2.2.3 Photographic evidence of the general highway condition along Section 2 is shown in Appendix E, with photo locations then identified on drawing 26039/IN/04 contained within Appendix F.

2.2.4 Major areas of deterioration and isolated defects along Section 1 are identified below and illustrated on drawing 26039/IN/05 contained at Appendix G.

2.2.5 A video survey was also undertaken along Section 1, which has been provided to Vistry West Yorkshire.



Table 2.10 Defect 1 (Images 7-9)


DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">• Fretting• Fatting
	

Table 2.11 Defect 2 (Images 39-41)


DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">• Fretting• Cracking• Damaged ironworks
	

Table 2.12 Defect 3 (Images 47-54)


DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">• Fretting• Cracking• Potholes
	

Table 2.13 Defect 4 (Images 91)


DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">• Footway fretting
	

Table 2.14 Defect 5 (Images 99)

DEFECT	
Location	A61 Wakefield Road
Summary	<ul style="list-style-type: none">Fatting



3. Summary

3.1.1 This Highway Condition Survey has been undertaken by Optima, on behalf of Vistry West Yorkshire, in order to record any significant existing defects located along the A61 Wakefield Road in the vicinity of the approved 193 no. residential development of Land to the East of Wakefield Road, Mapplewell (ref. 2014/0249), known as Phase 1 and the proposed Phase 2 development Site,

3.1.2 The A61 Wakefield Road across both Sections within the study area was noted to be in a relatively fair state of repair, with areas of fatting and fretting present throughout alongside kerb damage, which is not uncommon for an A classified route of this nature. A number of individual defects have been identified.



Appendices



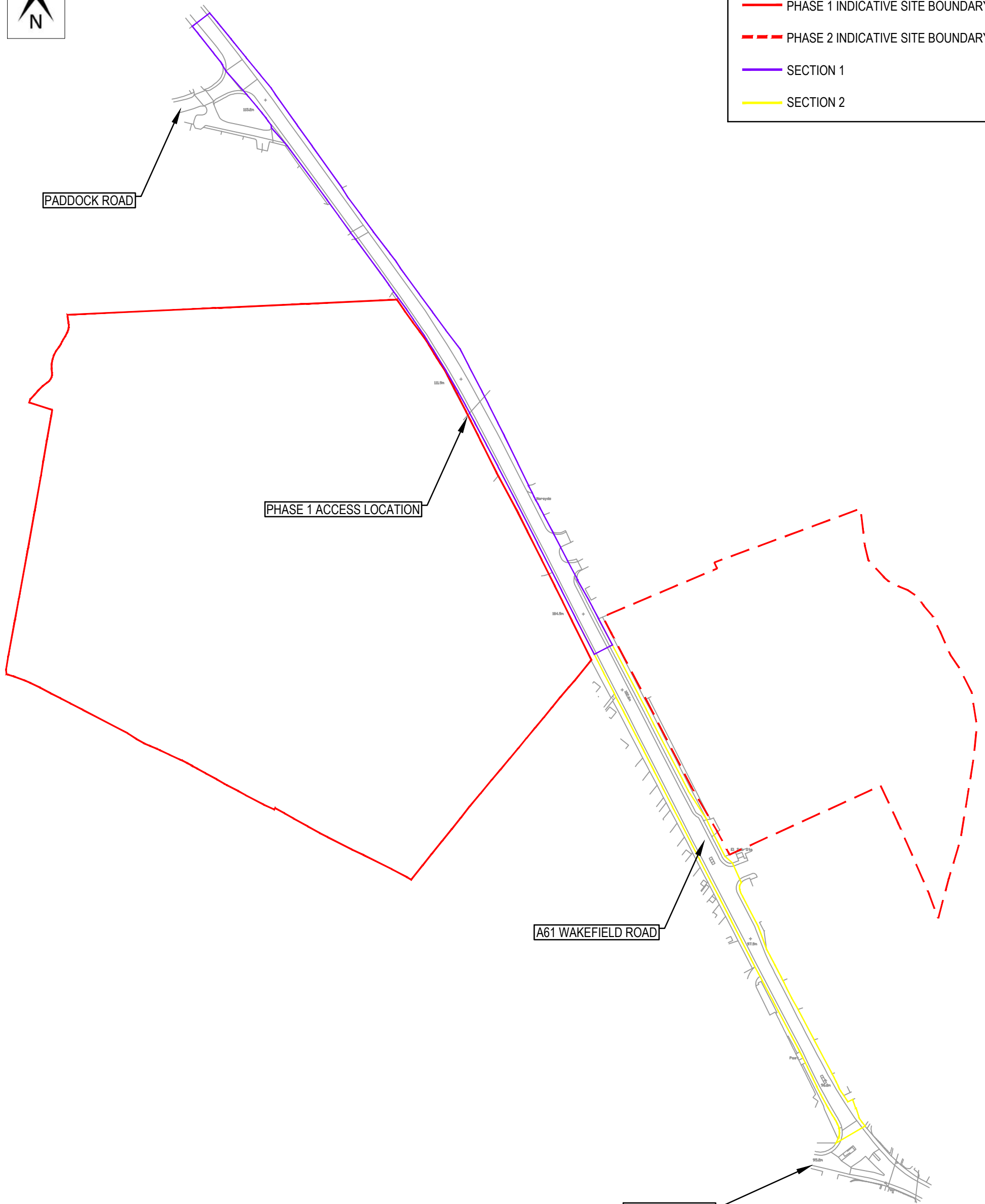
Appendix A Drawing 26039/IN/01 – Detailed Survey Extents





KEY:

- PHASE 1 INDICATIVE SITE BOUNDARY
- - - PHASE 2 INDICATIVE SITE BOUNDARY
- SECTION 1
- SECTION 2



TITLE WAKEFIELD ROAD, MAPPLEWELL
HIGHWAY CONDITION SURVEY - STUDY AREA

REF 26039/IN/01

SCALE 1:2,500@A3



Appendix B Section 1 – Site Visit Photos



Wakefield Road, Mapplewell

Highway Condition Survey

Date of Survey: 22nd April (11:00-11:30am)

Weather Conditions: Fine and Dry

Section 1: A61 Wakefield Road Phase 1

Section 1: A61 Wakefield Road Phase 1

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Appendix C Drawing 26039/IN/02 – Section 1 – Image Locations

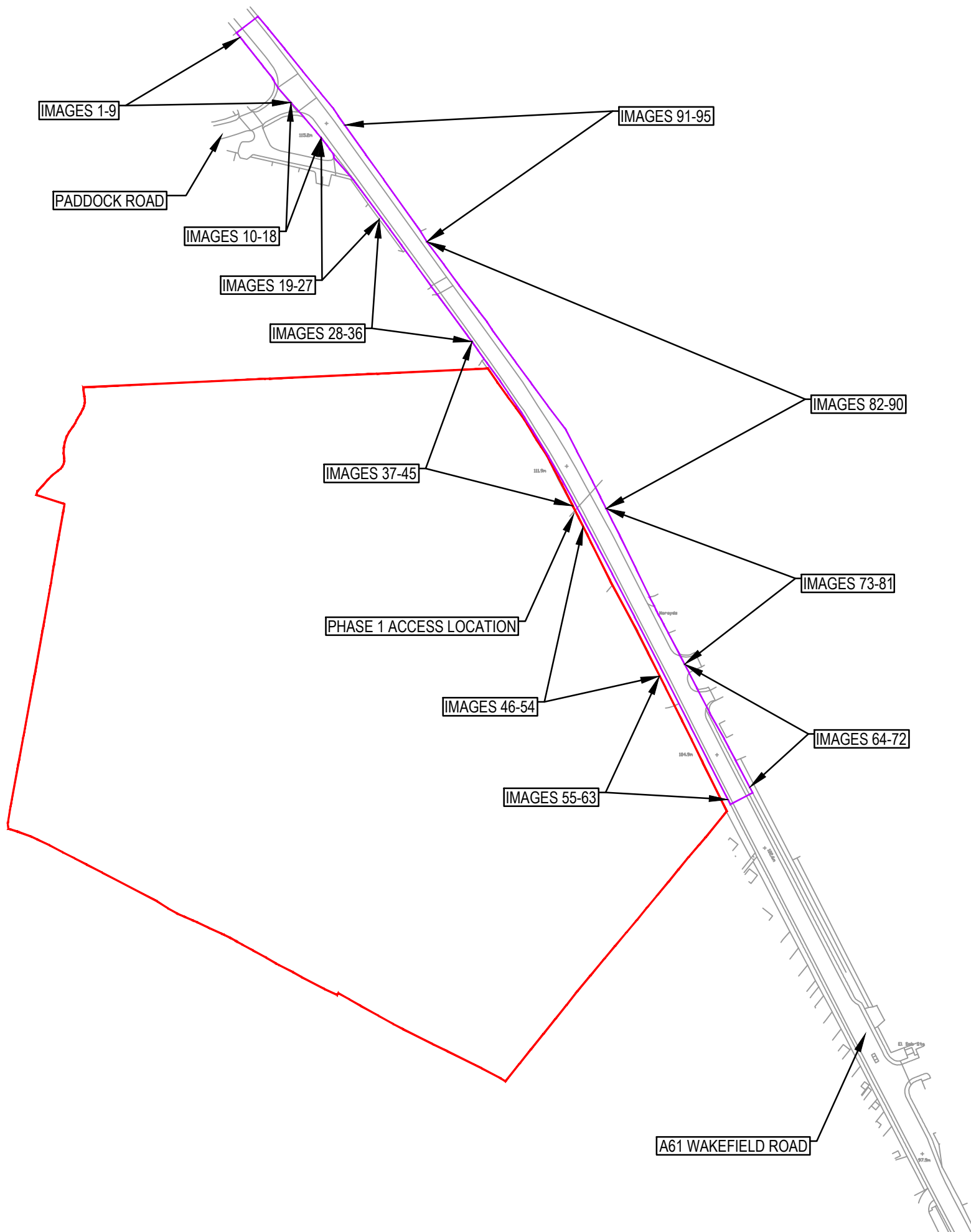





KEY:

— PHASE 1 INDICATIVE SITE BOUNDARY

— SECTION 1



TITLE	WAKEFIELD ROAD, MAPPLEWELL HIGHWAY CONDITION SURVEY - SECTION 1 - PHOTO LOCATIONS
REF	26039/IN/02
SCALE	1:2,500@A3
 OPTIMA Intelligent Highway Solutions Suite 1, 3rd Floor, Goodbard House, Infirmary Street Leeds LS1 2JP	

Appendix D Drawing 26039/IN/03 – Section 1 – Defect Locations





KEY:

— PHASE 1 INDICATIVE SITE BOUNDARY

— SECTION 1

DEFINITIONS:

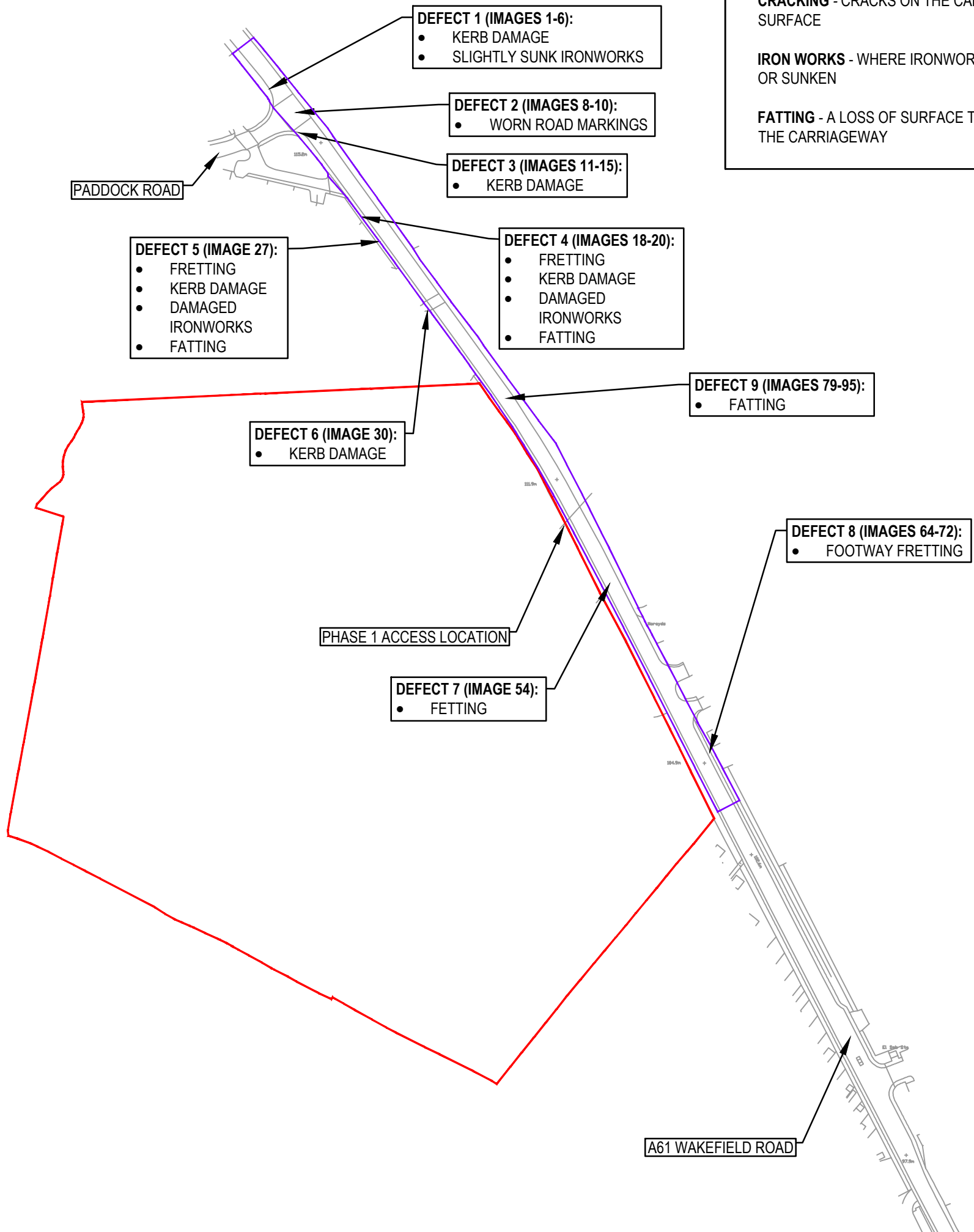
SUBSIDENCE - WHERE PART OF THE CARRIAGEWAY SUBSIDES TO A LOWER LEVEL


FRETTING - WHERE THE CARRIAGEWAY SURFACE BREAKS UP

CRACKING - CRACKS ON THE CARRIAGEWAY SURFACE

IRON WORKS - WHERE IRONWORK IS RAISED OR SUNKEN

FATTING - A LOSS OF SURFACE TEXTURE ON THE CARRIAGEWAY



TITLE	WAKEFIELD ROAD, MAPPLEWELL HIGHWAY CONDITION SURVEY - SECTION 1 - DEFECT LOCATIONS
REF	26039/IN/03
SCALE	1:2,500@A3
 Intelligent Highway Solutions Suite 1, 3rd Floor, Goodbard House, Infirmary Street Leeds LS1 2JP	

Appendix E Section 2 – Site Visit Photos



Wakefield Road, Mapplewell

Highway Condition Survey

Date of Survey: 22nd April (11:00-11:30am)

Weather Conditions: Fine and Dry

Section 2: A61 Wakefield Road Phase 2

Section 2: A61 Wakefield Road Phase 2

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Appendix F Drawing 26039/IN/04 – Section 2 – Image Locations

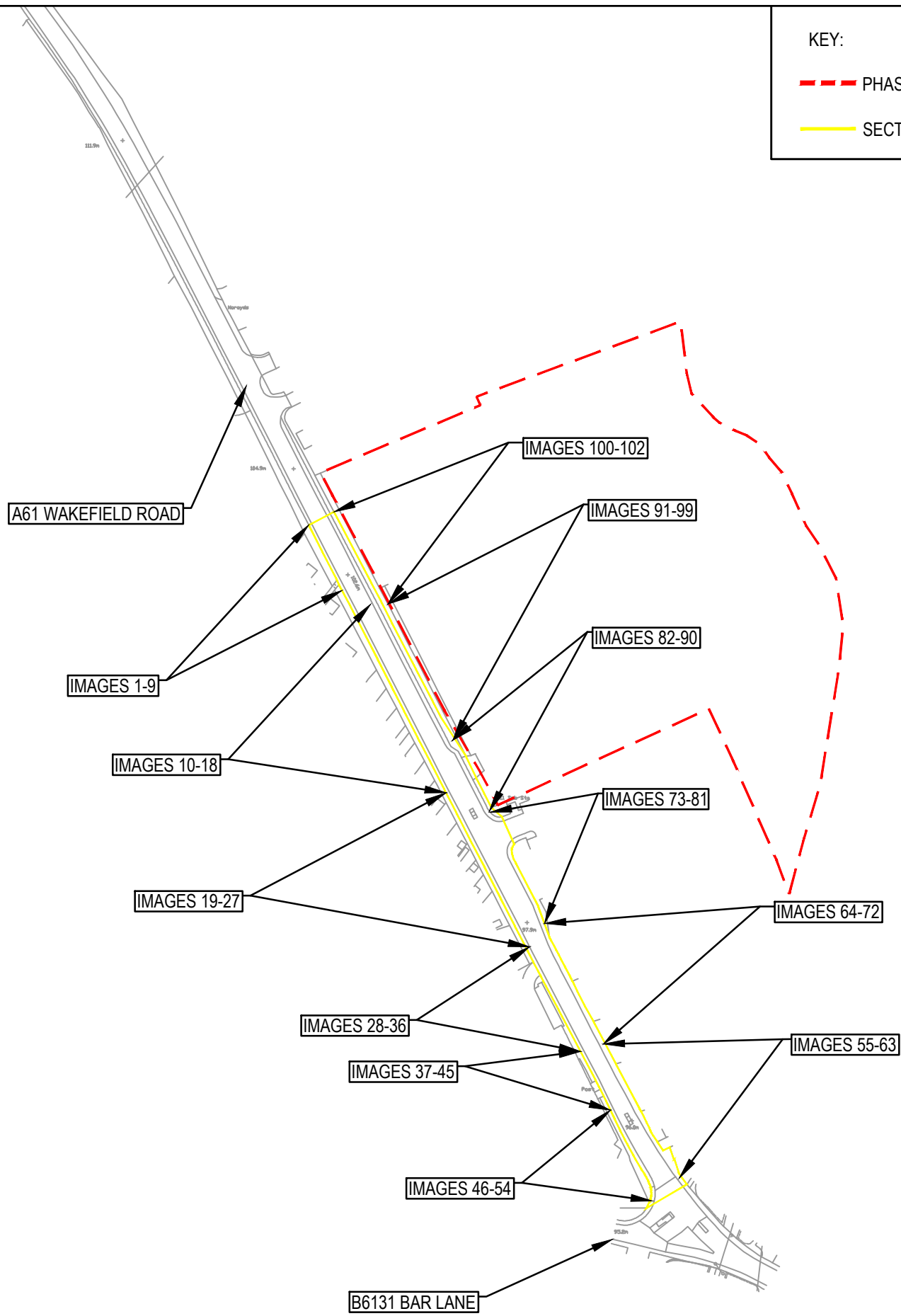




KEY:

--- PHASE 2 INDICATIVE SITE BOUNDARY

— SECTION 2



TITLE WAKEFIELD ROAD, MAPPLEWELL
HIGHWAY CONDITION SURVEY -
SECTION 2 - PHOTO LOCATIONS

REF 26039/IN/04

SCALE 1:2,500@A3



Appendix G Drawing 26039/IN/05 – Section 2 – Defect Locations





PADDOCK ROAD

PHASE 1 ACCESS LOCATION

A61 WAKEFIELD ROAD

B6131 BAR LANE

KEY:

--- PHASE 2 INDICATIVE SITE BOUNDARY

— SECTION 2

DEFINITIONS:

SUBSIDENCE - WHERE PART OF THE CARRIAGEWAY SUBSIDES TO A LOWER LEVEL

FRETTING - WHERE THE CARRIAGEWAY SURFACE BREAKS UP

CRACKING - CRACKS ON THE CARRIAGEWAY SURFACE

IRON WORKS - WHERE IRONWORK IS RAISED OR SUNKEN

FATTING - A LOSS OF SURFACE TEXTURE ON THE CARRIAGEWAY

DEFECT 1 (IMAGE 7-9):
• FRETTING
• FATTING

DEFECT 4 (IMAGE 99):
• FATTING

DEFECT 4 (IMAGE 91):
• FOOTWAY FRETTING

DEFECT 2 (IMAGE 39-41):
• FRETTING
• CRACKING
• DAMAGED IRONWORKS

DEFECT 3 (IMAGE 47-54):
• FRETTING
• CRACKING
• POT HOLES

TITLE WAKEFIELD ROAD, MAPPLEWELL
HIGHWAY CONDITION SURVEY -
SECTION 2 - DEFECT LOCATIONS

REF 26039/IN/05

SCALE 1:2,500@A3

