



JohnsonMowat
Planning & Development Consultants

Fenwood

Cudworth Parkway, Cudworth

Residential development of up to 144 dwellings and associated works

Statement of Community Involvement

Johnson Mowat References

Client	Fenwood
Site	Cudworth Parkway, Cudworth
Development	Residential development of up to 144 dwellings and associated works
Local Planning Authority	Barnsley Metropolitan Borough Council
Document Type	Statement of Community Involvement
Document Reference	JM230007.SCI
Issue / Revision Date	11 May 2026

Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Limited during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Limited is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

Johnson Mowat Planning Limited makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Fenwood in relation to Cudworth Parkway, Cudworth
- 1.2 It has been prepared so as to accurately detail the level of community consultation undertaken to date. Whilst it may be read in isolation, the SCI should be read alongside the Planning Statement.
- 1.3 From the outset, the applicant has engaged proactively with relevant stakeholders. Early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties.
- 1.4 The document is structured as follows:-
 - Section 1 – Introduction – describes the aims and structure of the document
 - Section 2 – Planning Policy – describes the planning context, in which early consultation with the surrounding community is encouraged.
 - Section 3 – Community Engagement – details the consultation undertaken to date.
 - Section 4 – Consultation Review – details the responses received to date and the action undertaken in response where appropriate.
 - Section 5 – Summary and Conclusions – presents a summary of the key outcomes of the consultation.

2. Planning Policy

- 2.1 Planning shapes the places where people live and work, so it is right that people should take an active part in the planning process. National planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals have been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and the Council's specific guidance on community consultation for planning applications.

Localism Act (2011)

- 2.2 The Localism Act received Royal Assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

Planning and Compulsory Purchase Act (2004)

- 2.3 The Planning and Compulsory Purchase Act (2004) ("the Act") introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

Barnsley Council Statement of Community Involvement (SCI)

- 2.4 The Act requires each Local Planning Authority (LPA) to prepare a SCI, which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 2.5 The Council's SCI was adopted in April 2020 and clearly sets out what the Council expects from developers with regard to community involvement. Table 1 and Appendix 1 of this Statement sets out the stages at which consultation was undertaken. As the Cudworth Parkway Site is allocated in the Local Plan, extensive consultation has already been undertaken regarding the principle of development.
- 2.6 Section 3 of the SCI addresses community involvement in the planning application process. It sets out a useful guide and actively encourages an inclusive and transparent process that enables communities to get involved at an early stage.
- 2.7 Accordingly, our overall approach to community consultation adheres with the guidance set out in the Council's SCI and the Applicant is committed to ensuring high standards of consultation and adhered to throughout the lifetime of the project.

3. Community Engagement

- 3.1 A community engagement exercise has been carried out in support of the application, which has been used to inform this SCI.
- 3.2 A leaflet drop was undertaken on 21st April 2026 to circa 1,250 no. homes in the vicinity of the site, the leaflet distribution area is shown at Appendix 2. The leaflet, shown in Appendix 3, contained details of the site's context, the development proposals and included a Site Location Plan and Indicative Development Framework. Residents were given 2 no. methods of providing comments – via an electric feedback form on Johnson Mowat's website or via email. A copy of the consultation leaflet and plans were made viewable online on Johnson Mowat's website.
- 3.3 A dedicated website for these development proposals have been created: <https://johnsonmowat.co.uk/public-consultations/cudworth>. The website went live to coincide with the leaflet drop and included copies of the Site Location Plan, Development Framework and consultation leaflet.
- 3.4 A total of 17 no. responses were received, as detailed in appendix 1 of this report.
- 3.5 It is considered that the consultation exercise has sought to ensure that all members of the community have been given an opportunity to provide comment on the development proposals.

4. Consultation Review

- 4.1 Following consultation with local stakeholders, 17 representations were received.
- 4.2 Consultation responses are attached at Appendix 2 and key comments raised as part of the consultation are summarised below:

Concerns regarding effects of water, gas and electricity supplies in nearby houses

Concerns regarding vehicular access and connections to adjacent houses and facilitation of rat runs; highways safety on Cudworth Bypass and Pontefract Road; lack of public transport capacity and a preference for any connections to adjacent housing to only be pedestrian

Concerns regarding Loss of privacy and reduced natural light

Concerns regarding loss of wildlife/habitats (light, noise) (Newts) and Biodiversity (Surveys and public availability, BNG methodology and management and monitoring)

Loss of green space

Detriment to local character

Lack of school places, particularly at Cherry Dale School

Views being blocked

Disturbance (light, noise, dust and air pollution)

Proximity to the boundary

Quantity/proportion of social housing

Building heights and land levels

Housing mix (detached/semi-detached)

Boundary treatments

Lack of consideration of the wall between no.24 and no.13 Queens Drive

Concerns regarding land contamination from historic land uses on the Site

Concerns regarding proposed hours of work in construction phase

Concerns regarding length of construction phase

Concerns regarding contradiction of Policies: BIO1, T3, CC3, CC4 and the NPPF in general

Concerns regarding drainage (rain/surface water)

Concerns regarding overdevelopment of the site and density.

Concerns regarding devaluing of properties

Concerns over lack of health facility capacity

- 4.3 These comments have been addressed below:

Concerns regarding effects of water, gas and electricity supplies in nearby houses

- 4.4 Response: Whilst the applicant understands that this may be a concern of local residents, this is not a matter for consideration as part of a planning application. No development will occur that will result in any damage to any existing utility supplies.

Concerns regarding vehicular access and connections to adjacent houses and facilitation of rat runs; highways safety on Cudworth Bypass and Pontefract Road; lack of public transport capacity and a preference for any connections to adjacent housing to only be pedestrian

Response:

- 4.5 A Transport Assessment and Travel Plan has been prepared by Paragon in support of the application. The capacity assessments undertaken demonstrate that the proposed development will not result in either a material or severe residual cumulative impact on the safe and efficient operation of the local highway network. It also confirms that safe and suitable access to the proposed development can be achieved for all users.
- 4.6 The site is located in a highly sustainable location with excellent access to sustainable travel links, as reflected by its status as a housing allocation in the Local Plan. The Applicant will satisfy any conditions/ obligations imposed by the Local Planning Authority that are necessary to make the development acceptable in highways terms.
- 4.7 The development has been carefully designed to ensure active travel routes are provided throughout the site. The active travel route, as proposed, connects into existing active travel routes to ensure the development is well connected with its surroundings.
- 4.8 No vehicular access is proposed to/from Queens Drive.
- 4.9 The existing public right of way will be retained and enhanced, and pedestrian footways will be enhanced to provide better connections to the South and East.

Concerns regarding Loss of privacy and reduced natural light

Response:

- 4.10 The proposed design responds to existing residential properties adjacent to the south and east site boundaries. Policy-led separation distances have been respected and there would be no undue overlooking or overshadowing as a result of the proposed development.

Concerns regarding loss of wildlife/habitats (light, noise) (Newts) and Biodiversity (Surveys and public availability, BNG methodology and management and monitoring)

Response:

- 4.11 An Ecological Impact Assessment (EclA) and Biodiversity Impact Assessment (BIA) supports the planning application. The assessment has full regard to the existing habitats on site and the development proposals impact on these and any nearby ecological features. This report will be publicly available on the Council's website.
- 4.12 The proposal makes provision for a number of embedded mitigation measures including the retention of existing vegetation and creation of onsite habitat including drainage ponds, woodland, meadows and scrub. Off-site biodiversity enhancements will also be provided to ensure that the proposals deliver 10% biodiversity net gains in line with the Environment Act.

Concerns regarding loss of green space

Response:

- 4.13 The site is privately owned. The proposal will include publicly accessible open space, thereby enhancing the current offering at the site. No public rights of way will be negatively affected by the proposed development.

Concerns regarding Building heights and land levels; Housing mix (detached/semi-detached); Detriment to local character; Quantity/proportion of social housing; overdevelopment of the site and density.

Response:

- 4.14 The application site is allocated for residential development in the Local Plan. The proposed development has given due regard to local character, density and overdevelopment; these considerations are also reflected in planning policies including the South Yorkshire Residential Design Guide.
- 4.15 Although the use is not currently extant, part of the site is allocated as "Clifford Street Allotment". Clifford Street allotment is not listed on the Council's allotments website and is not currently publicly accessible land (it is fenced off from the south, and requires access over privately owned land from all other boundaries). The land is currently in a state of neglect, with overgrown vegetation.

Concern regarding lack of school places, particularly at Cherry Dale School; and over lack of health facility capacity

Response:

- 4.16 The Council will consult with relevant consultees as part of the planning application process. Responses to this consultation will dictate the extent of financial contributions that may be necessary in association with the proposed development. Capacity of local facilities will therefore be addressed via financial contributions, where necessary.

Concerns regarding proposed hours of work in construction phase; length of construction phase and general Disturbance (light, noise, dust and air pollution)

Response:

- 4.17 Residential amenity has been considered in the proposed design. Conditions will be imposed upon any planning permission that would restrict the hours of construction and a condition will be imposed to limit the length of time within which the development must be commenced.
- 4.18 Further conditions would mitigate any potential for undue noise, air or light pollution that may otherwise arise as a result of the proposed development.

Concerns regarding boundary treatments and proximity of development to the boundary and a lack of consideration of the wall between no.24 and no.13 Queens Drive

Response:

- 4.19 A boundary treatments plan will be included with the application drawings pack. Boundary treatments will comprise: acoustic fences, brick walls, close board timber fencing and planting. It is not considered that any of the proposed boundary treatment would significantly exceed the limits of Permitted Development Rights for boundary treatments. It is also not considered that the proposed boundary treatments would result in a detriment to any residential amenity.
- 4.20 Following consultation, it has transpired that local residents do not want to see a pedestrian connection through Queens Drive. This negates the need for any change to this wall and it will therefore be left in situ.

Concerns regarding land contamination from historic land uses on the Site

Response:

- 4.21 The Council will consult with relevant consultees as part of the planning application process. Responses to this consultation will dictate the extent of mitigation that may be necessary in association with the proposed development.

Concerns regarding contradiction of Policies: B101, T3, CC3, CC4 and the NPPF in general

Response:

- 4.22 The principle of residential development is established by the site's status as a residential allocation in the Local Plan.
- 4.23 A planning statement will accompany this planning application that will address considerations in relation to any relevant planning policies.

Concerns regarding drainage (rain/surface water)

Response:

- 4.24 Funding from S106 contributions will assist the Council in providing the right infrastructure to meet the needs resulting from the new development where appropriate. The sum will be determined through the application discussions.
- 4.25 With regard to the impact of the development proposals on the existing watercourse, the Drainage Strategy has been carefully designed to ensure that the development is safe for its lifetime without increasing flood risk elsewhere. Any surface water run-off from the proposed development will have negligible consequence on downstream areas. Yorkshire Water and the Lead Local Flood Authority will be consulted on the application as statutory consultees.

Concerns regarding devaluing of properties; Views being blocked

Response:

- 4.26 Residential amenity has been considered as part of the proposed development, insofar as the potential for any oppressiveness. Devluation of properties and loss of a view are not material planning considerations.

5. Summary and Conclusions

- 5.1 This Statement of Community Involvement has been prepared on behalf of Fenwood in relation to Land at Cudworth Parkway, Cudworth.
- 5.2 The consultation has informed residents of the next stage of the planning process in advance of the planning submission, and as such many are aware that further opportunity to comment on the scheme will be provided as part of the statutory process. The Applicant is committed to maintaining a dialogue with the local community throughout the process.
- 5.3 The comments received through the consultation exercise have been important in shaping the scheme prior to submission to the Council. However, the Applicant is mindful that discussions remain ongoing on many aspects of the scheme as the proposals continue to evolve.

Appendix 1. Consultation Responses (Redacted)

From: [REDACTED]
To: [Consultation](#)
Subject: Cudworth Parkway Consultation
Date: 28 April 2026 13:48:01

Hi,

Can you answer the following questions for me?

1 will the houses overlook our windows and block light?

2 how long will the build take?

3 has the contaminated land been addressed?

4 has the land been capped and investigated properly, can I see the reports?

5 will trees be planted that could restrict my light and undermine foundations.

6 when will we see the plans?

7 how will the local amenities be managed? For example our GP surgeries are at capacity and will need to have higher capacity.

Thanks

In anticipation

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Consultation](#)
Subject: Cudworth parkway cudworth
Date: 03 May 2026 10:09:35

Hi,

Following a letter I received regarding the cudworth parkway project I have a few concerns.

First off water pressure in the houses nearby is terrible, will adding more houses to the area create even more of a problem to residents living in the area already?

My main worry is the connections to adjacent sites shown on your plan, are you able to confirm that these will just be walkways and not suitable for cars? Due to the nature of the site being built on a bypass can you confirm that people won't be using the streets we already live on to shortcut their way on or off the bypass through your new estate onto our small narrow streets so save having to go round to get onto the bypass or into cudworth?

Thanks,

[REDACTED]

From: [REDACTED]
To: [Consultation](#)
Subject: Cudworth Parkway, Cudworth – Concerns Regarding Proposed Development
Date: 01 May 2026 15:15:45

Dear Johnson Mowat Team,

Thank you for inviting comments on the proposed development off Cudworth Parkway, Cudworth. I am writing in response to the recent leaflet to formally register my concerns and objections regarding several aspects of the current proposals, while also expressing a willingness to engage in further discussion.

To begin with, I wish to express my strong opposition to any suggestion that the new estate be connected via Albert Street. Allowing access at this point would almost certainly create a “rat run” during peak times, as drivers seeking to avoid congestion on Cudworth Parkway could divert through the new development and surrounding residential streets. This would adversely affect local residents by increasing noise, elevating safety risks, and diminishing quality of life. I am confident that many neighbours, particularly those on Queens Drive, share these reservations and would support a wider community dialogue on this matter.

Reflecting on the original construction of Cudworth Parkway, I recall a consultation in the early 1990s during which, as a resident of Albert Street, we objected to a direct connection to Cudworth Parkway over similar concerns. These issues remain valid and, in my view, would only be amplified by the current development proposal.

Additionally, my property on Queens Road directly borders the proposed development site, raising concerns about loss of privacy and reduced natural light if new housing is positioned nearby. It is crucial that any development safeguards the privacy and well-being of existing residents.

Beyond these points, I am strongly in favour of retaining the area as undeveloped land. The site is home to a variety of wildlife—birds, hedgehogs, foxes, and more—and provides valuable green space that contributes both to local biodiversity and the character of our community. The permanent loss of this habitat would be a real detriment to the area.

Another important consideration relates to local infrastructure, particularly school placements. Cherry Dale School is already under significant demand and may not have the capacity to accommodate an influx of more than 140 additional families. This could have serious implications for both existing and future residents, potentially resulting in oversubscribed classes and reduced educational standards. I urge the planning team to carefully assess the impact on school places and ensure that any development plans address this issue in consultation with relevant education authorities.

While I acknowledge that responsible development can bring benefits, I believe it is

essential to carefully balance housing needs with the interests and well-being of the community. I therefore respectfully ask the team to reconsider the proposed access arrangements, ensure the protection of residents' privacy, and do everything possible to preserve the existing green space and address local infrastructure concerns.

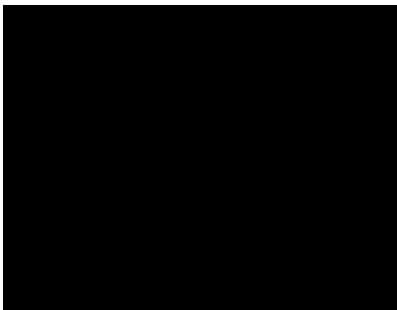
We would welcome an open and constructive discussion around these points and encourage broader community consultation to ensure everyone's voice is heard. Please confirm that my comments will form part of the planning and consultation process, and let me know how residents will be kept informed of next steps.

Thank you again for taking the time to consider this feedback. I look forward to your response and to ongoing engagement as plans progress.

Yours faithfully,

A large black rectangular box redacting the signature of the sender.

And on behalf of:

A large black rectangular box redacting the signature of the representative.

From: [REDACTED]
To: [Consultation](#)
Subject: Cudworth Parkway
Date: 23 April 2026 16:47:42

Does the streets affected by this get any notice or compensation due to the disturbance and and views blocked from back of houses?

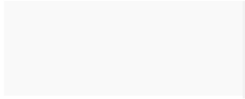
From: [Johnson Mowat](#)
To: [Consultation](#)
Subject: Johnson Mowat - Consultation - Cudworth Parkway, Cudworth
Date: 27 April 2026 13:36:13

Johnson Mowat

You have received a new website enquiry.

Referer: public-consultations/cudworth-parkway
Source: N/A

Name	[REDACTED]
Telephone	N/A
Subject	Consultation - Cudworth Parkway, Cudworth
Message	Hi all, I'm a resident impacted by the proposal in Cudworth and while I am in support of the development my concerns lie with the access identified by the blue arrows. I would like to ask the development reconsider these connections as I believe material considerations need to be given to •Access, parking and traffic issues •Highway safety As I'm sure you are aware the proposal is in very close proximity to a main Secondary School which serves Cudworth, Royston, Carlton, Sharon and surrounding areas. This makes Cudworth Bypass and Pontefract Road incredibly busy at peak times with cars, pedestrians and cyclists. By making these connections to Queens drive and in particular Albert Street/Three Nooks Lane I believe it will encourage a "rat run" of school drop off traffic trying to find the quickest route. This is especially concerning as the streets are often double parked making them only wide enough for a single car. This will also cause increased traffic to attempting to merge at the already hazardous pinch point where Charles Street, Albert Street and Crosby Street all converge onto Pontefract Road. Unless widening, road improvements and traffic flow and safety measures are put in place I do not feel it would be safe to encourage traffic travelling at National speed limits to access busy built up residential streets and allow through access to the main roads. I would encourage you to also consider the current "race track" which uses the bypass and main roads through the village and how these connections will encourage irresponsible driving on residential roads. Please feel free to reach out to me further if you'd like to discuss anything in further details. I'd appreciate acknowledgment of the receipt of this message. Kind regards [REDACTED]



Johnson Mowat
01138 870120 | hello@johnsonmowat.co.uk

From: [Johnson Mowat](#)
To: [Consultation](#)
Subject: Johnson Mowat - Consultation - Cudworth Parkway, Cudworth
Date: 25 April 2026 19:06:19

Johnson Mowat

You have received a new website enquiry.

Referer: public-consultations/cudworth-parkway
Source: N/A

Name	[REDACTED]
[REDACTED]	[REDACTED]
Telephone	N/A
Subject	Consultation - Cudworth Parkway, Cudworth
Message	Further to receiving a consultation leaflet for Cudworth Parkway please can you answer the following: • How many properties are proposed on the boundary with Queens Drive and what is the total number for the full site? • How close to the boundary with Queens Drive are the properties to be built? • Will any of the houses be social housing and if so how many? • How high are the properties i.e. bungalows/2 storey/3 storey? • Detached or Semi-detached? • What is the proposed boundary wall/hedge? • I have maintained the existing hedge for over 43 years even though this was not on my property but ensured we had light coming into our garden/helped with security and prevented the hedges getting too high. • On our deeds of 1963 the wall between the two properties of 24 & 13 Queens Drive, at the end of the cul de sac, clearly shows it belongs to 24 & 13. This appears not to be taken into account on the proposed plan. Please comment. • The connections to adjacent sites blue dotted line indicates some access to Queens Drive, please clarify what this means? Is it proposed pedestrian or vehicle access and how can you propose this if the wall is owned by Numbers 24 & 13 Queens Drive (as per the previous note)? • Any access to Queens Drive will increase footfall/vehicle access and will disrupt the lives of residents on Queens Drive which is currently a quiet residential street and is the reason a number of residents purchased their properties. • How do the water attenuation sites work? Is there a danger to life? Is there a risk of flooding to surrounding properties, which will affect the ability of homeowners to obtain home insurance. • Is the intention to connect the water/sewerage/gas/electricity supplies from the new properties into the existing supplies on Queens Drive? • As the proposed site is an old land-fill site what precautions are you taking over the toxic emissions which may be produced once groundwork commences. Can you confirm regular independent monitoring will be carried out. • Are you proposing any disruption in Queens Drive i.e. vehicle access etc. • Are Fenwood Estates prepared to compensate local

residents for the noise/dust/possible toxic fumes?

- What consideration has been given to the existing wildlife – bats, birds, deer, fox, badgers, rabbits, weasels which currently inhabit the site.

- What would be the hours of work/days of work if the proposal is passed?

- When do you anticipate starting the work and how long will the development take to finish?

I look forward to hearing from you.

Johnson Mowat

01138 870120 | hello@johnsonmowat.co.uk

From: [Johnson Mowat](#)
To: [Consultation](#)
Subject: Johnson Mowat - Consultation - Cudworth Parkway, Cudworth
Date: 23 April 2026 21:48:13

Johnson Mowat

You have received a new website enquiry.

Referer: public-consultations/cudworth-parkway
Source: N/A

Name	[REDACTED]
[REDACTED]	[REDACTED]
Telephone	
Subject	Consultation - Cudworth Parkway, Cudworth
Message	I am writing to formally object to the proposed development on Cudworth Parkway due to concerns relating to biodiversity, traffic impact, drainage and flood risk, and the overall scale of development. Biodiversity and Wildlife For many years, I have regularly walked along the old Weetshaw Lane route and have consistently observed a wide range of wildlife within and around the site, including deer, a variety of bird species, rabbits, and amphibians such as newts. This indicates that the site functions as an established habitat and wildlife corridor. I am concerned that the proposed development will result in habitat loss, fragmentation, and disturbance from construction, lighting, noise, and increased human activity. Particular concern relates to the potential presence of protected species such as great crested newts, which are afforded legal protection. This appears contrary to policies within the Barnsley Local Plan, including Policy BIO1 (Biodiversity and Geodiversity), which seeks to conserve and enhance biodiversity, and national guidance within the National Planning Policy Framework (NPPF), which requires developments to provide measurable biodiversity net gain and minimise impacts on existing habitats. I request clarification on: - The ecological surveys undertaken (and whether these will be publicly available) - How biodiversity net gain will be achieved and measured - Long-term habitat management and monitoring plans Traffic and Highway Impact The proposed development will introduce a significant number of additional vehicles onto the local road network. Cudworth Parkway and surrounding residential roads already serve established communities, and there are concerns that the increased traffic will lead to congestion, increased noise, and reduced safety for pedestrians and cyclists. This raises concerns in relation to Local Plan Policy T3 (New

Development and Sustainable Travel), which requires developments to be safely and sustainably accessible. I would ask what traffic assessments have been undertaken and what mitigation measures are proposed.

Drainage and Flood Risk

While the inclusion of surface water attenuation features is noted, I remain concerned about their long-term effectiveness, particularly given increasingly severe weather events. Poorly managed systems could increase the risk of surface water flooding or overflow affecting nearby properties.

This relates to Policy CC3 (Flood Risk) and Policy CC4 (Sustainable Drainage Systems), which require developments to manage surface water effectively and ensure no increased flood risk elsewhere.

I request further detail on:

- The design capacity of the attenuation systems
- Maintenance responsibilities and long-term management
- Contingency measures in extreme rainfall events

Scale and Character of Development

Finally, I believe the scale of the proposed development represents overdevelopment of the site and is not in keeping with the character of the surrounding area. The loss of open space and increased density could place additional strain on local infrastructure and services.

Conclusion

Given the above concerns, I respectfully request that the application be carefully reconsidered, and that full transparency is provided regarding environmental, infrastructure, and community impacts in line with both local and national planning policy.

Thank you for taking these concerns into account.

Johnson Mowat

01138 870120 | hello@johnsonmowat.co.uk

From: [Johnson Mowat](#)
To: [Consultation](#)
Subject: Johnson Mowat - Consultation - Cudworth Parkway, Cudworth
Date: 23 April 2026 21:30:13

Johnson Mowat

You have received a new website enquiry.

Referer: public-consultations/cudworth-parkway
Source: N/A

Name	[REDACTED]
Telephone	N/A
Subject	Consultation - Cudworth Parkway, Cudworth
Message	I have received a consultation leaflet regarding the proposed development at Cudworth Parkway. Can you confirm what the proposed 'Connections to adjacent sites' means? • Is this proposed vehicle access, pedestrian access or something different? • Why does there need to be any access into Queens Drive, which is currently a quiet cul-de-sac with access only to residents/visitors to residents. • No access to Queens Drive is required when residents of the proposed new estate can exit the estate by other exits e.g. public spaces with structural landscaping onto the existing walking route (old road - running parallel with the main access road). • Any access into Queens drive will substantially increase footfall and make it a thoroughfare which will de-value our properties. • Queens Drive has never been a thoroughfare, since the properties were built, and this was part of the reason I purchased my property. Does the proposal assume connection into the existing sewage and water supply for Queens Drive, Cudworth or will a new infrastructure for these be created for the proposed housing estate to ensure there are no issues with our existing services? As the new properties, appear on the plan, to be up to my boundary, with no green space between what consideration has been taken with respect to the blocking of light into gardens/properties, overlooking existing properties/gardens. How far away from the boundary fence are the proposed properties to be built? How tall are the proposed properties? Are there any one level properties (bungalows) which could be built next to neighboring properties? What type of boundary fence/wall will be constructed next to my property and what height would it be? Will the rain water attenuation sites be above or below ground? If above ground how will this affect residents in close proximity – possible flooding which will affect house insurance when water is within a certain number of metres of

our property.

When is the proposed building due to start and how long will it take for the development to be built if the proposal is approved by Barnsley Council?

Will residents comments/concerns actually be considered or have the plans already been drawn with no room for amendment?

I look forward to your comments.

Johnson Mowat

01138 870120 | hello@johnsonmowat.co.uk

From: [Johnson Mowat](#)
To: [Consultation](#)
Subject: Johnson Mowat - Consultation - Cudworth Parkway, Cudworth
Date: 23 April 2026 13:18:16

Johnson Mowat

You have received a new website enquiry.

Referer: public-consultations/cudworth-parkway
Source: N/A

Name	[REDACTED]
[REDACTED]	[REDACTED]
Telephone	N/A
Subject	Consultation - Cudworth Parkway, Cudworth
Message	As a resident of Queens Road, Cudworth, I am writing to object to the proposed residential development outlined in the planning application for Cudworth Parkway. Whilst I understand the need for additional housing, I have several concerns regarding the potential impact of this development on the local area: Firstly, the scale and density of the proposed development appear excessive and out of keeping with the existing character of the neighbourhood. The current design risks overdevelopment of the site which could significantly alter the visual identity and balance of the area. Secondly, there are serious concerns about increased traffic and pressure on the local infrastructure. The surrounding roads already experience congestion at peak times, and the addition of a substantial number of new dwellings will likely exacerbate this issue. I also have concerns around local services such as schools, healthcare facilities and public transport not having sufficient capacity to accommodate the growth. This has already been the case with the significant sized housing development on Carrs Lane Cudworth over recent years. Furthermore, the development may have a detrimental impact on the local environment. Potential loss of green space, increased noise levels and disruption to wildlife habitats. I am also concerned about the lack of sufficient parking facilities which may lead to overspill parking on nearby streets, including mine, further affecting residents' quality of life. In light of the issues I have raised, I respectfully request that the planning authority reconsider this application. Thank you for taking my comments into consideration. [REDACTED]

From: [Johnson Mowat](#)
To: [Consultation](#)
Subject: Johnson Mowat - Consultation - Cudworth Parkway, Cudworth
Date: 03 May 2026 15:54:14

Johnson Mowat

You have received a new website enquiry.

Referer: public-consultations/cudworth-parkway

Source: N/A

Name	[REDACTED]
[REDACTED]	[REDACTED]
Telephone	N/A
Subject	Consultation - Cudworth Parkway, Cudworth
Message	Hi, I am a resident, along with my wife, at the head of Queens Drive/Pontefract Road. I would like to raise the following issues and would like clarification on them. 1. Is the Cul de Sac, on Queens Drive being opened up for traffic or footfall or both? 2. There is already a problem with sewerage in Queens Drive. Will you be adding to the problem? 3. Do you realise what problems already exist on the cul de sac Queens Drive? Major problem with school traffic- parking and blocking driveways and the road it's self at school drop off and pick up times. The dustbin lorries has problems driving down Queens Road, in some instances they cannot even drive down because of the parking on the road. Same with emergency services, they have had issues too, unable to manoeuvre and get to the correct property. Delivery vans have issues as previously mentioned. The parking is terrible down Queens Drive. After all, it is a cul de sac serving a few houses only!!! 4. The junction at the point where Queens Drive meets Pontefract Road, has visibility issues, entering and departing. 5. I understand the main entrance to the housing estate will be off the roundabout. Do you realise how busy that area gets at school/work time?? It is an absolute bottleneck. In fact it is a bottleneck all round the top end of Cudworth at those times. Traffic is at a standstill now, before the housing estate is even built. We have already seen a lot of wildlife disappear with the large Senior school being built in the vicinity. We need to consider the consequences of all the building going on in this small area. I await your comments.

Regards

Johnson Mowat
01138 870120 | hello@johnsonmowat.co.uk

From: [REDACTED]
To: [Consultation](#)
Date: 22 April 2026 17:11:35

Hello

A leaflet was shoved through my foot about building a housing development on local green space.

I do not and will not ever support this.

Taking up yet more green space where local families got to exercise and walk their pets.

More money to line the pockets of building firms once again.

I dare say that this moment will not be put to Barnsley Clouncil because there is too much financial incentive for your company.

Not on my doorstep thankyou

[Yahoo Mail: Search, organise, conquer](#)

Appendix 2. Consultation Leaflet

Consultation Leaflet

This leaflet is to inform you of the intention of Fenwood to submit a Planning Application for residential development including associated landscaping and infrastructure works. The majority of the site falls within the defined settlement limits of Cudworth and is allocated by Barnsley Council for housing (HS36 and HS39) in their adopted Local Plan.

It is located in a highly sustainable location within close proximity to local transport links and amenities. Cudworth is identified as a Principal Town in the Local Plan, which along with the other Principal Towns and Urban Barnsley should be the main local focus for housing.

The development will deliver much needed family homes in a range of sizes and styles. The Development Framework is landscape led and will provide structural planting and landscaping throughout the scheme as well as functional public open space.

This leaflet provides local residents with an opportunity to make comments on these proposals.

A copy of the Indicative Development Framework is provided overleaf and can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments.

Please visit: www.johnsonmowat.co.uk/consultations

Alternatively, comments can be emailed to: consultation@johnsonmowat.co.uk

Following this consultation, the development team will review and consider all comments received prior to the submission of a formal application to Barnsley Metropolitan Borough Council. Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.

Cudworth Parkway Cudworth



Johnson Mowat
Planning & Development Consultants





Appendix 3. Leaflet distribution area

