

DOC REF: 858_500_VA_260626

CUDWORTH PARKWAY

LANDSCAPE & VISUAL ASSESSMENT

For and on behalf of Fenwood Estates

June 2026



Xanthe Quayle
Landscape Architects

01484 841000 studio@xanthequayle.com
3M BIC, Firth St. Huddersfield, HD1 3BD. Reg: 08288659 xanthequayle.com

CONTENTS

1. INTRODUCTION & SCOPE	3
1.1 Scope of Assessment	3
1.2 XQLA	3
1.3 Site Visit	3
1.4 Visual Assessment Methodology	4
2. INTRODUCTION & SCOPE	5
2.5 Assessment of Likely Visual Effects (Table 1)	5
3. FINDINGS	6
3.1 Conclusions of the Visual Assessment	6

FIGURES & APPENDICES

APPENDIX A – Photosheets 1- 5

I. INTRODUCTION & SCOPE

I.1 Scope of Assessment

I.1.1 Xanthe Quayle Landscape Architects were commissioned by Fenwood Estates on 18th June 2026 to undertake a compliant Landscape and Visual Assessment for the Cudworth Parkway allocated site (Planning Application 2026/0422) to meet the Barnsley Metropolitan Borough Council's (BMBC) recently adopted (March 2026) local validation requirements.

I.1.2 Following engagement with Rebecca Larder (Senior Planning Officer) at BMBC on the 16th June 2026 it was agreed that a proportionate approach, given both the nature of the site and the status of the site (allocated for housing) that a full LVIA would not be required but that a Visual Assessment set within the context of GLVIA 3rd Edition guidance would be sufficient. The focus of the assessment was to determine the potential visual effects of the scheme, primarily from the west and north of the site.

I.2 XQLA

I.2.1 XQLA is an established landscape practice with a pedigree in regeneration, landscape design and planning. Studios in Lancaster, Lancashire and Huddersfield, West Yorkshire, comprise of technical and administrative teams. Landscape impact assessment, construction and management of development at all scales form a major part of the practice's work.

I.3 Site Visit

I.3.1 XQLA (Xanthe Quayle) visited the site on the 23rd June 2026. Conditions were extremely challenging (34 degrees at times) with high glare levels. However photography was successfully undertaken in accordance with LI TGN 06/19 (and

related Good Practice guidance).

- I.3.2 Site survey included a visit to the site and review of views from public rights of way, with particular reference to those to the west and north.

I.4 Visual Assessment Methodology

- I.4.1 Following the site visit viewpoint photography was processed and compiled in to photosheets,(1 -5) provided as **Appendix A** of this report.
- I.4.2 The magnitude of change likely to be experienced at each viewpoint (and associated visual receptors) were subsequently considered, both in the Short and Long Term alongside the sensitivity of the receptor, to arrive at an assessment of the likely effects of the development from a visual perspective.
- I.4.3 The expected changes to the vegetation arising from the development, and proposed mitigation planting, were taken in to account.

VISUAL ASSESSMENT

1.5 Assessment of Likely Visual Effects (Table 1)

1.5.1 The assessment is set out in the proceeding tables:

Table 1: Assessment of Likely Visual Effects

Viewpoint	Sensitivity	Magnitude of Change	Short term effect (Year 1)	Long Term effect (Year 15)
1 & 2	Medium-High	Short-Term: From these locations views towards the site are heavily filtered by hedgerows and trees. Views of the undeveloped site are not possible even in winter, not simply because of the vegetation but also because of the nature of the landform which rises from below 75AOD in Cudworth Cemetery up to the public bridleway and established hedgerow vegetation that defines the south western boundary of the site, at 85AOD, before falling gently away northwards to approximately 75.90 AOD at the northern boundary of the site. The roofscape of the housing is therefore expected to be substantially screened by vegetation and only glimpsed between gaps in tree canopies in the summer. During winter months vegetation on this south western boundary is still expected to strongly filter views. This change is likely to be experienced by users of Royston Road and the play park who will also see the allotment boundaries and rear properties of The Grove as part of the near context. This is likely to result in a negligible magnitude of change Long Term: Over time, the vegetation on the south western boundary is expected to mature further, as well as new planting in the play park, resulting in restricting visibility of the roofscape further and reducing the likely magnitude of change to no change.	Minor adverse	Negligible
3	Low	Short-Term: From this public highway views towards the site are heavily filtered by hedgerows and trees associated with the Cudworth Parkway (A628) embankment planting, and to a lesser degree hedgerow vegetation that delineates the arable field in the middle distance. Existing views of the undeveloped site are therefore not perceptible in summer however the roofscapes of the rear properties on Clifford Street (at approximately 85.40 AOD) are. In winter strongly filtered views of the undeveloped	Minor adverse	Negligible

Viewpoint	Sensitivity	Magnitude of Change	Short term effect (Year 1)	Long Term effect (Year 15)
		arable field are likely to be glimpsed by road users. Following the development of the Site the change to housing development is likely to be barely perceptible in summer due to the strength of the intervening roadside vegetation. This is with the exception of a clear view of the new site access, which would replace the existing roadside vegetation in front, and below, the housing on Clifford Street. During winter months filtered views of the new housing are likely to be experienced whilst approaching the roundabout as well as the new access road itself. In the short term this is likely to result in a medium - low magnitude of change Long Term: Over time, the vegetation on the roadside boundary is expected to mature further, as well as new tree planting within the scheme, along the site access road and associated with its boundaries. This will restrict visibility into the site further, reducing the likely magnitude of change to low - negligible.		
4	Medium - Low	Short-Term: From the pedestrian crossing over the Cudworth Parkway, which links the public footpath from the north to the Site, there will be relatively near views of the visual change. Existing roadside planting, which is at its thinnest here, will be maintained but the vegetation beyond, including the hedgerow along Three Nook Lane will be removed and replaced with residential development. The transformation of the visual character of this locality will be relatively clear, particularly in winter. While experienced in the context of the existing highway, and the housing at Clifford Street, the loss of the Site's undeveloped arable appearance and internal trees will be evident and views across it obstructed by new housing. This change is likely to be experienced by users of the highway and public footpath. In the short term this is likely to result in a medium magnitude of change.	Moderate adverse	Minor adverse

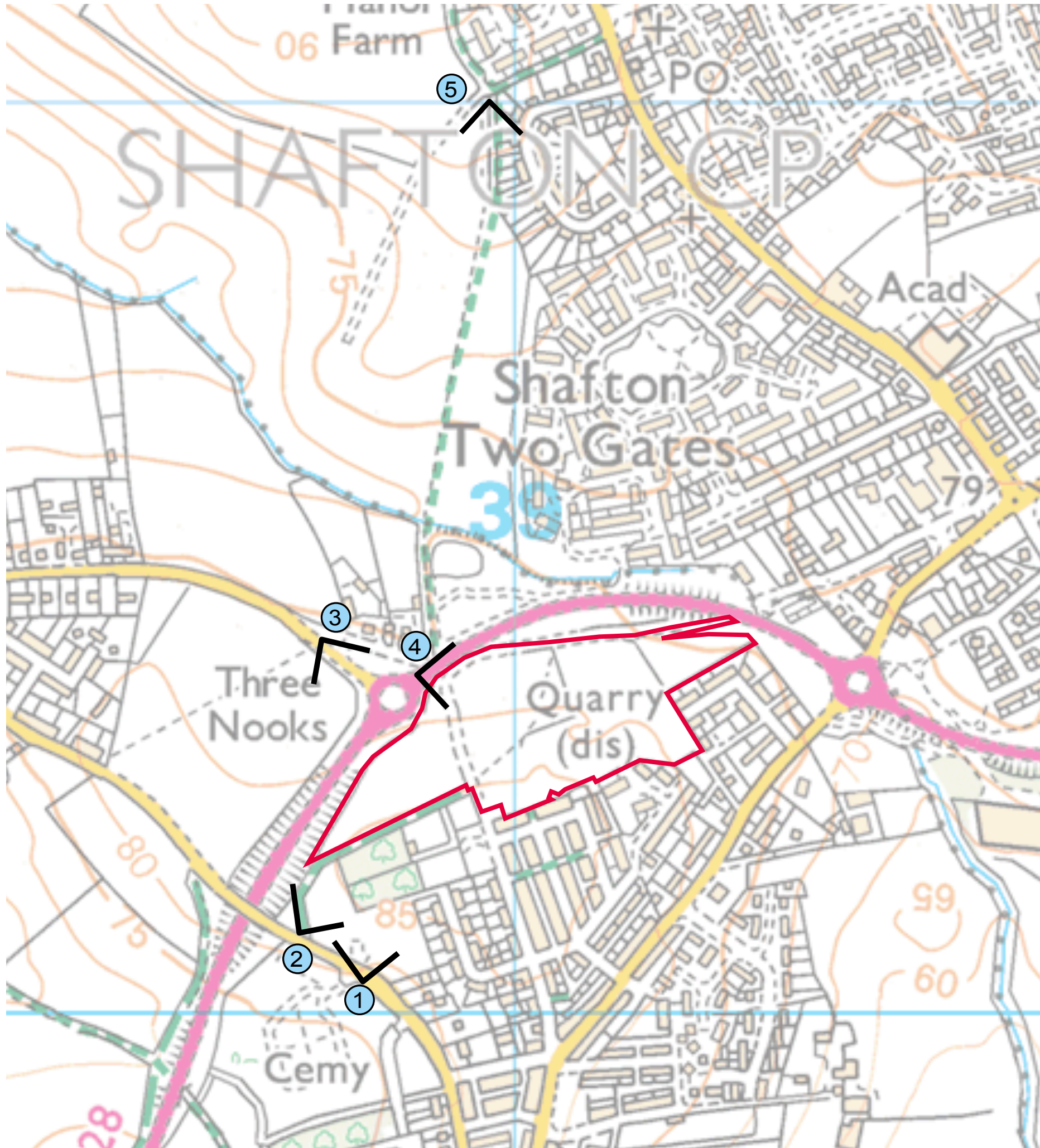
Viewpoint	Sensitivity	Magnitude of Change	Short term effect (Year 1)	Long Term effect (Year 15)
		Long Term: Over time, the vegetation on the roadside boundary is expected to mature further as well as tree planting within the development which will have matured to soften the appearance of the new housing and secure a softer edge to the scheme in this immediate view. The resulting magnitude of change is likely to reduce to medium – low .		
5	High	Short-Term: From this public footpath on the edge of Shafton Two Gates (at approximately 90 AOD) views down towards the undeveloped Site are experienced as part of a wide panorama in the context of the Cudworth settlement to the south by users although substantially filtered by intervening vegetation associated with Cudworth Parkway (A628) and the amenity space south of Long Cliffe Close. The southern extent of the Site is visible next to existing housing at Clifford Street (and associated allotments) at approximately 85 AOD, as well as, in the wider context, the settlements of Cudworth, Weetshaw and Barnsley. The distant visual change, from arable to housing, in the middle of the view is expected to be largely screened by vegetation, however the roofscapes of dwellings on the upper slopes of the site are likely to be perceptible. This is likely to result in a low - negligible magnitude of change. Long Term: Over time intervening vegetation associated with Cudworth Parkway is expected to mature further, resulting in restricting visibility of the roofscape further, and reducing the likely magnitude of change to negligible.	Minor adverse	Negligible

2. FINDINGS

2.1 Conclusions of the Visual Assessment

- 2.1.1 The site visit confirmed that Cudworth Parkway is a well contained site, encapsulated by the road infrastructure of the Parkway (A628) and its established structural planting to the north and west. Existing settlement defines the remaining boundaries to the south and east.
- 2.1.2 The landform of the site itself slope's gently to the north, from 85.4 AOD to 75.90 AOD, and so in its wider context forms the south side of a gentle vegetated valley formed by a minor watercourse that threads between the settlements of Shafton Two Gates and Cudworth (although culverted under the Parkway/Pontefract Road roundabout). This, in combination with roadside planting of the Parkway, provides a well vegetated setting for the development, largely preventing views from locations on the higher ground to the north..
- 2.1.3 As such views from the public rights of way to the west of Shafton Two Gates (see Viewpoint 5) are expected to be substantively screened by this valley planting such that the likely effects are judged to be minor adverse in the short term. In the long term, as both the roadside, valley and site mitigation planting mature, this effect is likely to diminish to become negligible.
- 2.1.4 However, where users of this public right of way arrive at Cudworth Parkway the visual change will become more evident (Viewpoint 4). Existing roadside vegetation will soften views of the development however the housing will be partially visible in the middle distance. The effect is likely to be medium adverse in the short term but with the proposed onsite mitigation this is expected to diminish to minor adverse in the long term.

- 2.1.5 Considering views from the west, on the approach to the Parkway from Weetshaw Lane (Viewpoint 3) . Again roadside planting associated with the Parkway is likely to largely screens views as users approach Three Nook roundabout in the short term, although views of the site access will be evident and so a minor adverse effect is concluded . However this substantive belt of planting, strengthened over time by onsite mitigation planting, is expected to result in negligible effects in the long term.
- 2.1.6 With reference to views from the south west (Viewpoint 1 & 2). Due to the presence of vegetation, nature of the landform, and aspect of the site, very limited effects are expected likely from Royston Road Play Area, cemetery and the public bridleway. The mature vegetation on the boundary of the site with the bridleway is expected to largely screen views. In combination with this the site is falling northwards along this boundary and proposed housing set back approximately 12metres from it at a lower level.. Combined with the distance they are being viewed at this is expected to result in only the roofscape being visible here and so the likely effects minor adverse in the short term. In the long term the growth of the existing planting is expected to reduce effects to negligible, although it should be noted that there are clear views of rear properties at The Grove from this locality and as such housing is part of the visual context.
- 2.1.7 In conclusion the visual assessment has established that the effects of the development are generally screened by existing landform and intervening vegetation. Where partial views of the scheme are evident, the residual (long term) effects are minor – negligible.

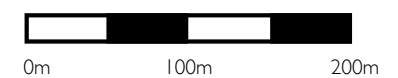


KEY:

— Site Boundary

① View Point Location & Number

P01	260625	First Issue	SK	XQ
REV	DATE	DESCRIPTION	DRAWN	APPROVED



PROJECT

Cudworth Parkway, Barnsley

DRAWING TITLE

LOCATION PLAN

CLIENT	DATE	REVISION
Fenwood Estates	June 2026	P01

DRAWING NUMBER	DRAWN	CHECKED	APPROVED
858_501	SK	XQ	XQ



OS Tile (not to scale)

Viewpoint Data: *(Type 1: Annotated Viewpoint Photography)*

OS Grid reference: SE 38825 10044
 Date & Time: 23 June 2026
 Distance to development: 120m
 Direction of view: 1°N
 Height of the camera above ground level: 1.5m
 Ground level of the viewpoint (AOD): 80m
 Projection: Planar
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent
 Correct viewing: Pan across image at comfortable arm's length

Representative of:

Users of Royston Road, Royston Road Play area, Cudworth Cemetery

Proposed development within photograph:

Existing View:

Foreground: Royston Road and pavement
 Mid view: Royston Road Park fencing and gate, Trees, Rough grassland, fencing
 Long distance: Vegetation and trees

Predicted Visibility:

Partial, filtered views of the new development's rooflines during winter.
 Substantial screening of the new development by the intervening landform and vegetation during summer.

Magnitude of Change:

Negligible (Short term)
 No change (Long term)

P01	260625	First Issue	SK	XQ
REV	DATE	DESCRIPTION	DRAWN	APPROVED

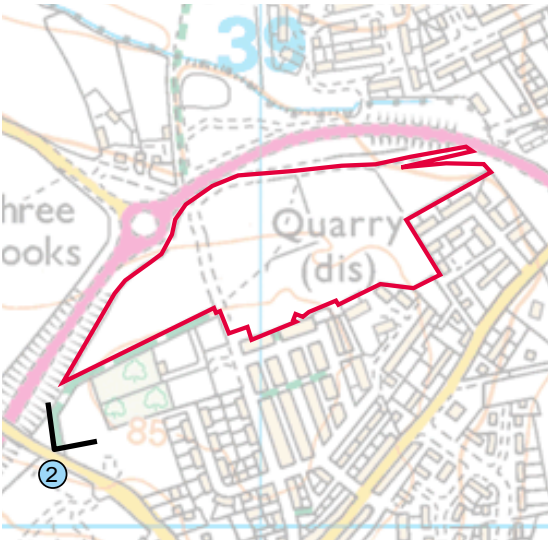
PROJECT
Cudworth Parkway, Barnsley

DRAWING TITLE
PHOTOVIEW SHEETS:
Viewpoint 1

CLIENT	DATE	REVISION
Fenwood Estates	June 2026	P01

DRAWING NUMBER	DRAWN	CHECKED	APPROVED
858_502_01	SK	XQ	XQ

XQ **Xanthe Quayle**
 Landscape Architects
 01484 841000 studio@xanthequayle.com
3M BIC, Firth St. Huddersfield, HD1 3BD. Reg: 08288659 xanthequayle.com



OS Tile (not to scale)

Viewpoint Data: *(Type 1: Annotated Viewpoint Photography)*

OS Grid reference: SE 38769 10075
Date & Time: 23 June 2026
Distance to development: 90m
Direction of view: 10°N
Height of the camera above ground level: 1.5m
Ground level of the viewpoint (AOD): 80m
Projection: Planar
Camera and Lens: Digital SLR with fixed lens 50mm equivalent
Correct viewing: Pan across image at comfortable arm's length

Representative of:
Users of Royston Road, Royston Road Play area, Cudworth Cemetery

Proposed development within photograph:
Existing View:
Foreground: Post and Rail fencing and gate, PROW, rough grassland
Mid view: Rough grassland, Fencing
Long distance: Vegetation with scattered tree

Predicted Visibility:
Partial, filtered views of the new development's rooflines during winter.
Substantial screening of the new development by the intervening landform and vegetation during summer.

Magnitude of Change:
Negligible (Short term)
No change (Long term)

P01	260625	First Issue	SK	XQ
REV	DATE	DESCRIPTION	DRAWN	APPROVED

PROJECT

Cudworth Parkway, Barnsley

DRAWING TITLE

PHOTOVIEW SHEETS:

Viewpoint 2

CLIENT	DATE	REVISION
Fenwood Estates	June 2026	P01

DRAWING NUMBER	DRAWN	CHECKED	APPROVED
858_502_02	SK	XQ	XQ

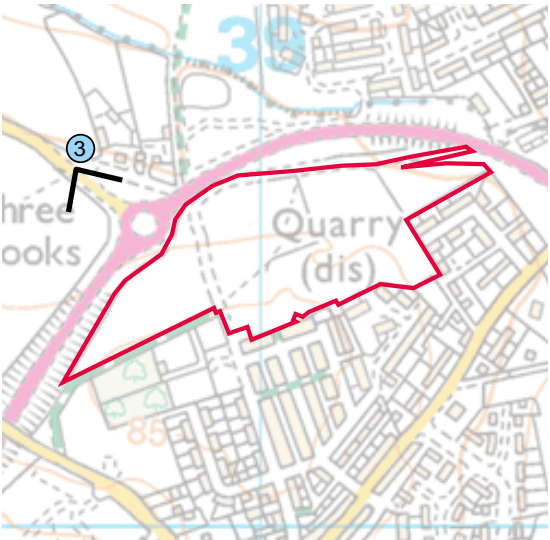
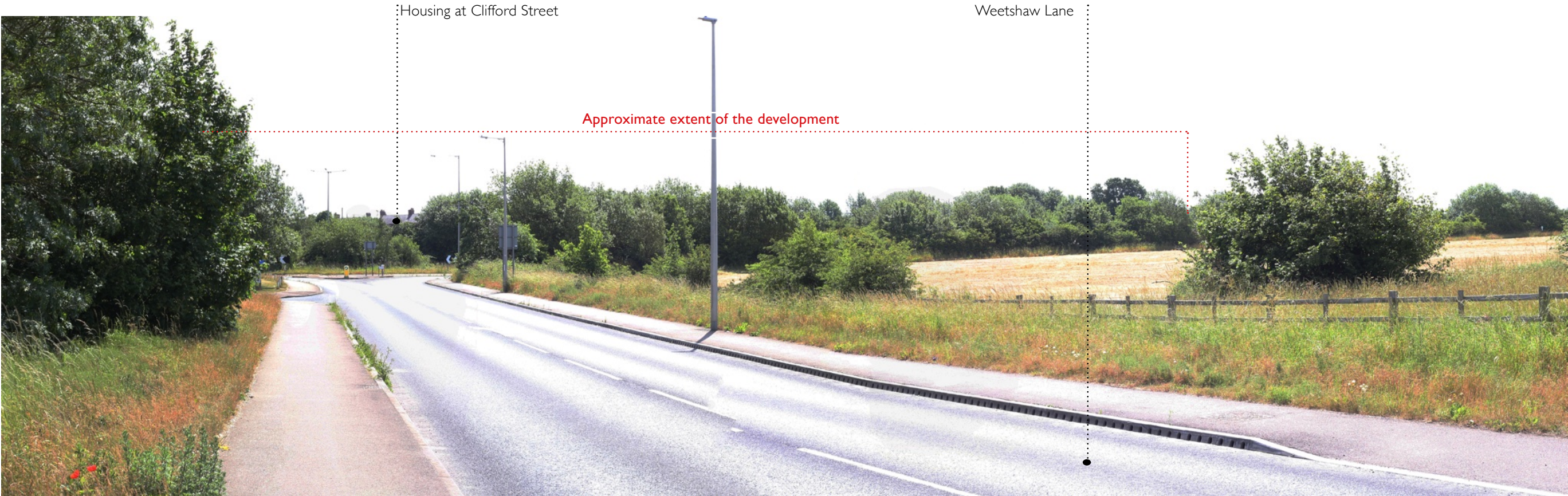


Xanthe Quayle

Landscape Architects

01484 841000 studio@xanthequayle.com

3M BIC, Firth St. Huddersfield, HD1 3BD. Reg: 08288659 xanthequayle.com



OS Tile (not to scale)

Viewpoint Data: *(Type 1: Annotated Viewpoint Photography)*

OS Grid reference: SE 38766 10446
Date & Time: 23 June 2026
Distance to development: 170m
Direction of view: 150°SE
Height of the camera above ground level: 1.5m
Ground level of the viewpoint (AOD): 75m
Projection: Planar
Camera and Lens: Digital SLR with fixed lens 50mm equivalent
Correct viewing: Pan across image at comfortable arm's length

Representative of:
Users of Weetshaw Lane

Proposed development within photograph:

Existing View:
Foreground: Weetshaw Lane and pavement, Rough grassland
Mid view: Weetshaw Lane and pavement, Rough grassland, Post and rail fencing, scattered shrubs, lamp posts.
Long distance: Vegetation & Existing Roof lines

Predicted Visibility:
Partial, filtered views of the new development and associated access road during winter. Substantial screening by the intervening roadside vegetation during summer.

Magnitude of Change:
Medium-Low (Short term)
Low-Negligible (Long term)

P01	260625	First Issue	SK	XQ
REV	DATE	DESCRIPTION	DRAWN	APPROVED

PROJECT
Cudworth Parkway, Barnsley

DRAWING TITLE
PHOTOVIEW SHEETS:

Viewpoint 3

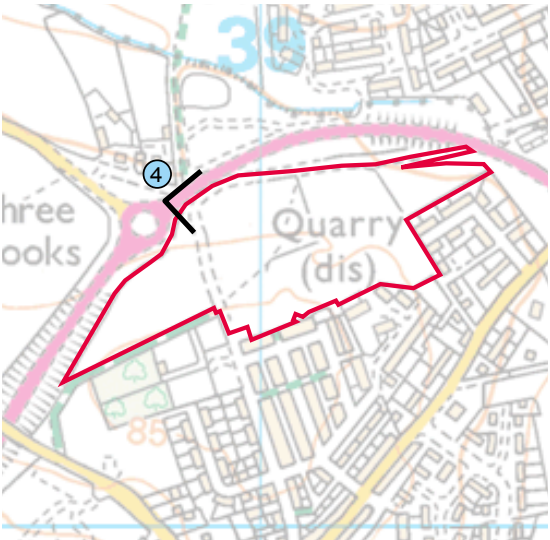
CLIENT	DATE	REVISION
Fenwood Estates	June 2026	P01

DRAWING NUMBER	DRAWN	CHECKED	APPROVED
858_502_03	SK	XQ	XQ



Xanthe Quayle
Landscape Architects

01484 841000 studio@xanthequayle.com
3M BIC, Firth St. Huddersfield, HD1 3BD. Reg: 08288659 xanthequayle.com



OS Tile (not to scale)

Viewpoint Data: *(Type 1: Annotated Viewpoint Photography)*

OS Grid reference: SE 38896 10385
Date & Time: 23 June 2026
Distance to development: 30m
Direction of view: 100°E
Height of the camera above ground level: 1.5m
Ground level of the viewpoint (AOD): 80m
Projection: Planar
Camera and Lens: Digital SLR with fixed lens 50mm equivalent
Correct viewing: Pan across image at comfortable arm's length

Representative of:
Users of Cudworth Parkway (A628) and public footpath

Proposed development within photograph:

Existing View:
Foreground: Cudworth Parkway (A628), Pavement, Rough grassland
Mid view: Cudworth Parkway (A628), Pavement, Rough grassland, Lampposts, Footpath, Vegetation
Long distance: N/A

Predicted Visibility:
The new development will be seen in close view, partially filtered by the roadside vegetation in summer. Relatively evident view of the new development in winter.

Magnitude of Change:
Medium (Short term)
Medium-Low (Long term)

P01	260625	First Issue	SK	XQ
REV	DATE	DESCRIPTION	DRAWN	APPROVED

PROJECT

Cudworth Parkway, Barnsley

DRAWING TITLE

PHOTOVIEW SHEETS:

Viewpoint 4

CLIENT	DATE	REVISION
Fenwood Estates	June 2026	P01

DRAWING NUMBER	DRAWN	CHECKED	APPROVED
858_502_04	SK	XQ	XQ

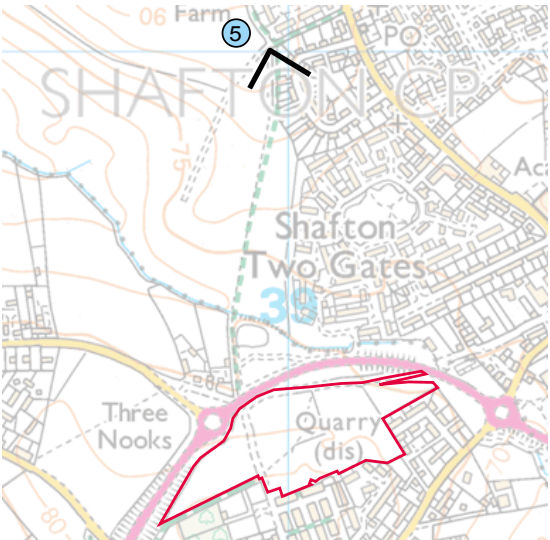


Xanthe Quayle

Landscape Architects

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OS Tile (not to scale)

Viewpoint Data: *(Type 1: Annotated Viewpoint Photography)*

OS Grid reference: SE 38965 10911
Date & Time: 23 June 2026
Distance to development: 600m
Direction of view: 170° S
Height of the camera above ground level: 1.5m
Ground level of the viewpoint (AOD): 90m
Projection: Planar
Camera and Lens: Digital SLR with fixed lens 50mm equivalent
Correct viewing: Pan across image at comfortable arm's length

Representative of:
Users of Lidgate Lane and residential settlement at Shalton

Proposed development within photograph:

Existing View:
Foreground: Rough grassland, Arable fields and informal pathway
Mid view: Rough grassland, scattered vegetation, farmsteads and arable fields
Long distance: Distant skyline of settlement at Cudworth

Predicted Visibility:
Partial screened views due to intervening vegetation. Rooflines of some of the buildings of the new development will be seen in context of the Clifford Street and the wider settled context.

Magnitude of Change:
Low-Negligible (Short term)
Negligible (Long term)

P01	260625	First Issue	SK	XQ
REV	DATE	DESCRIPTION	DRAWN	APPROVED

PROJECT
Cudworth Parkway, Barnsley

DRAWING TITLE
PHOTOVIEW SHEETS:
Viewpoint 5

CLIENT	DATE	REVISION
Fenwood Estates	June 2026	P01

DRAWING NUMBER	DRAWN	CHECKED	APPROVED
858_502_05	SK	XQ	XQ

XQ **Xanthe Quayle**
Landscape Architects
01484 841000 studio@xanthequayle.com
3M BIC, Firth St. Huddersfield, HD1 3BD. Reg: 08288659 xanthequayle.com