

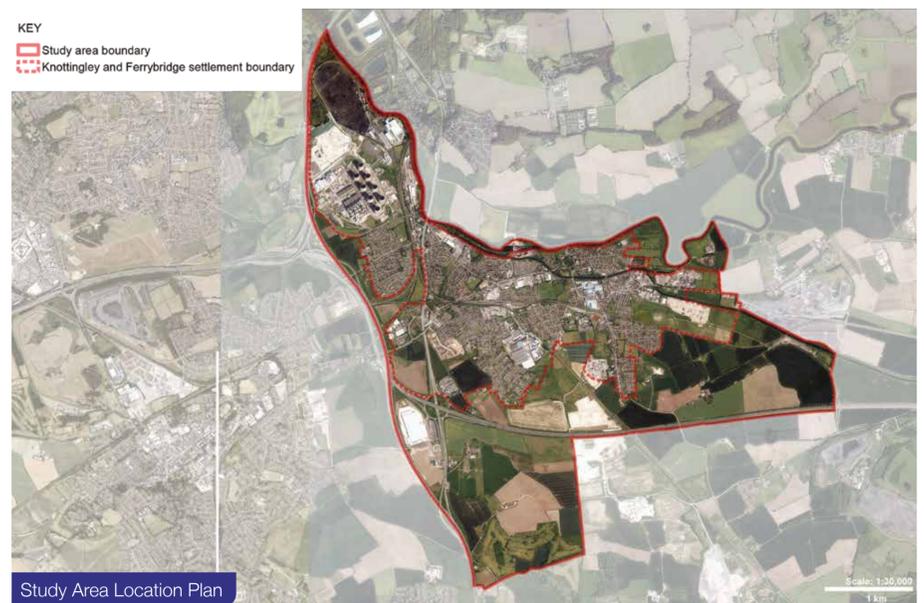
# Knottingley and Ferrybridge Masterplan Consultation

The Council has appointed Lichfields, Systra and Gillespies as it's technical team to prepare a Masterplan that delivers the aspirations for the area.

**We have got exciting plans to regenerate and develop the area. We have prepared some options and would love to get your feedback about how we can improve your town centre, your neighbourhoods and your employment opportunities.**

These options are informed by research into existing conditions in the area and this has helped us understand the area's strengths and opportunities, as well as its current weaknesses and challenges. Once approved, the Masterplan will sit alongside the Council's emerging Wakefield Local Plan and will guide development in Knottingley and Ferrybridge.

The area included within the Masterplan is shown to the right:



A successful place with a great sense of community where local people prosper, underpinned by the opportunities created by thriving businesses. The towns industrial and sporting heritage, civic pride, and beautiful open spaces and waterways provide opportunities to grow and improve the town for everyone's benefit.



## How to get involved



### Talk to us today

Representatives from the technical team and the Council are at the consultation events and are happy to discuss the proposals with you.



### Fill out our Questionnaire

Fill out the questionnaire available here today. Please leave this in the comment boxes available.



### Comment online

You can also complete the questionnaire online in your own time by visiting: [www.knottingley-masterplan.uk](http://www.knottingley-masterplan.uk)



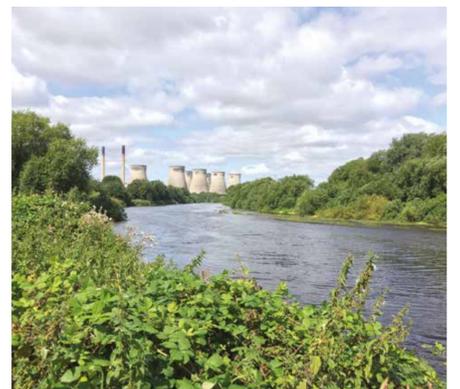
### Later date

You will be able to see these display boards and fill out and leave questionnaires at Morrisons Supermarket, Marine Villa Road, Knottingley WF11 8ER from Saturday 28th March until **Tuesday 14th April 2020**.



### Any Questions

contact us in your own time via [masterplan2020@lichfields.uk](mailto:masterplan2020@lichfields.uk)



# Knottingley and Ferrybridge Masterplan Consultation

## Hill Top

The Masterplan proposes to regenerate Hill Top so it becomes a destination to suit the community's needs and becomes an attractive environment.

At present, Hill Top is served by a parade of shops, a Morrisons and Lidl supermarkets. The parade of shops has a limited offer and is in decline. Available car parking is limited, with most provided on the shop frontages. Hill Top is heavily trafficked by commercial vehicles accessing local industrial sites. Improved access between the railway station, shops and supermarkets is required and there is a need to provide for improved access for pedestrians and cyclists.



## Our Vision

### Option 1



### Option 2



-  Refurbishment of existing shops and their frontages
-  A reduction in through traffic
-  A key landmark and destination within the Masterplan area
-  A safe, welcoming and well lit environment
-  More tree planting
-  Improved accessibility between the railway station and shopping areas
-  Improved parking facilities

-  Improved layout and refurbishment of shop units
-  Greater access by foot and for cyclists
-  A key landmark and destination within the Masterplan area
-  Increased permeability with nearby neighbourhoods
-  Increased soft landscaping and trees
-  A safe and well-lit environment
-  Create a town square
-  A welcoming area and provision of places for people to meet and sit
-  Relocation of car parking to create an attractive space for people to meet on Hill Top

# Knottingley and Ferrybridge

## Masterplan Consultation

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### Development Options

The options have been developed with an understanding of the existing area and in connection with the Council and its emerging Wakefield Local Plan.

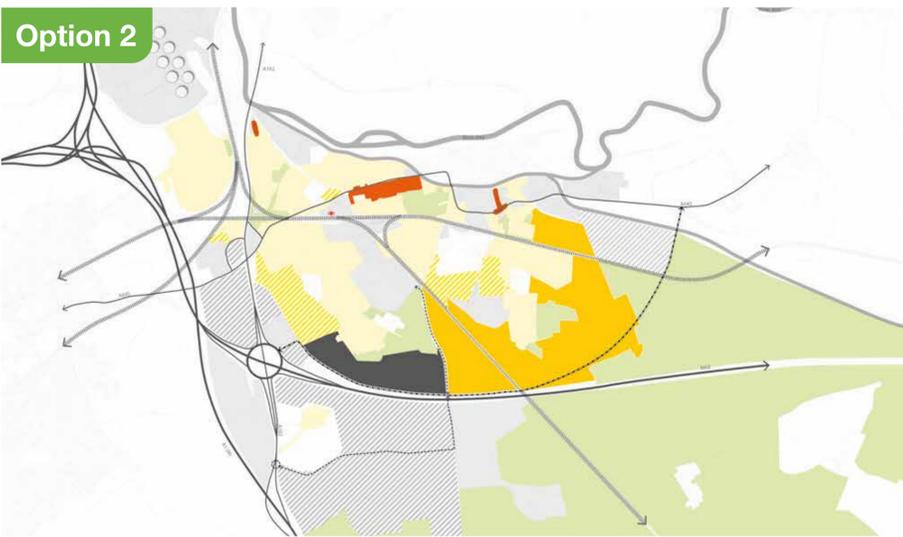
#### Option 1



- 103 hectares of land** to the south of Knottingley, with the potential to accommodate approximately 2,600 new homes (shown in dark yellow and orange).
- Regeneration** of Hill Top, Knottingley (shown in red).
- 131 hectares** of new employment land, primarily to the south of the M62 (shown in light and dark grey).

- A new link road** to provide connectivity to the A645 in the west and Weeland Road in the east.
- Retention** of green spaces and agricultural fields to the south east.
- Integration** of existing green corridors within the proposed development.

#### Option 2



- 92 hectares of land** within the south east area, accommodating approximately 2,600 new homes.
- 144 hectares** of employment land located within the west of the Masterplan area.
- Regeneration** of Hill Top, Knottingley (shown in red).
- Retention** of green spaces & agricultural fields to the south east.

- A new link road** to provide connectivity to the A162 (at the existing roundabout) and Weeland Road in the east.
- Integration** of existing green corridors within the proposed development.
- Increased Accessibility** between new and existing areas, including a proposed link to the south of the M62.

#### Option 3



- 85 hectares of land** within the south east area, accommodating approximately 2,600 new homes.
- 153 hectares** of employment land within the west, south and east of the Masterplan area.

- Regeneration** of Hill Top, Knottingley (shown in red).
- A new link road** to provide connectivity to the A645 in the west and Weeland Road in the east.

# Knottingley and Ferrybridge Masterplan Consultation

## Link Road and Highways Improvements

The regeneration of Knottingley and Ferrybridge requires new highways infrastructure to enable the proposed scale of residential and commercial development to come forward. This is likely to take the form of a new link road. Alongside Highways England, the Council's Highways Department and North Yorkshire Highways, the following options are currently being considered.



Option 1

- A link from the roundabout at the M62 to Weeland Road
- A connection to the new homes and employment sites to the south of Knottingley
- An alternative route for vehicles looking to avoid Hill Top
- Reduce congestion on High Top
- Improved accessibility for existing and new residents in the area



Option 2

- A new link from the A645 to Weeland Road
- A connection to new homes and employment sites to the south of Knottingley
- Provide a different route to the south of Knottingley to allow different uses to come forward
- Provide increased access to Ferrbridge and routes to Pontefract to the west
- Will reduce congestion within Knottingley and Ferrybridge
- Improved accessibility for existing and new residents in the area



Option 3

- A link road from the roundabout at the M62 to Weeland Road
- A connection to new homes and employment sites to the south of Knottingley
- Positioned next to the M62 to allow larger sites to be developed
- Will reduce congestion within Knottingley and Ferrybridge
- Improved accessibility for existing and new residents in the area

### What are its benefits?



Will open up land for development



Will help remove heavy goods traffic from Hill Top



Help reduce noise and air pollution for existing residents



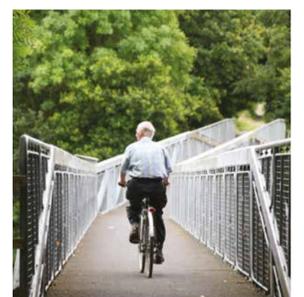
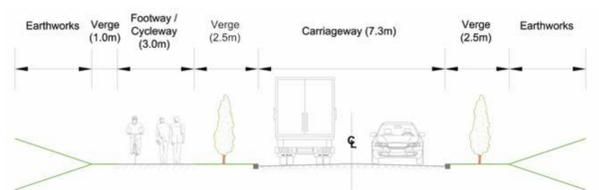
Will allow a new Town Centre to be bought forward



Increase access for pedestrians and cyclists



Will provide a more direct means of access to the road network for traffic serving the existing industrial sites



The exact route will depend on the choice of Masterplan option.