



## Wyre Local Plan Evidence Base

### Settlement Profiles – An Introduction (DRAFT)

As part of the local plan evidence base in August 2016 the council published the Wyre Settlement Study.

To complement the Settlement Study, a series of settlement profiles has been completed. A profile has been completed for each of the settlements assessed as part of the Settlement Study. These are:

- Barton
- Fleetwood
- Normoss
- Bilsborrow
- Forton
- Out Rawcliffe
- Bowgreave
- Garstang
- Pilling
- Cabus
- Great Eccleston
- Poulton-le-Fylde
- Calder Vale
- Hambleton
- Preesall Hill
- Catterall
- Hollins Lane
- Scorton
- Churchtown
- Inskip
- Stalmine
- Cleveleys
- Knott End/Preesall
- St. Michaels
- Dolphinholme
- Little Eccleston
- Thornton
- Eagland Hill
- Nateby
- Winmarleigh

Each profile describes the key characteristics of the settlement using the following standardised format:

- Name (of settlement)
- Type (rural or urban, based on the Settlement Study)
- Rank (based on the Settlement Study final ranking)
- Location and description (narrative)
- Population and household characteristics (table and narrative)
- Services and facilities (narrative)
- Economy (narrative)
- Transport connectivity (narrative)
- Environmental designations (table)

Please note that the sections on location/description and population characteristics use data sourced from the 2001 and 2011 censuses. Using Census data provides a means by which the settlement profiles can describe characteristics such as the age of the population or the type of housing stock. However it is important to note that Census data are based on Census Output Areas. In most cases these do not map precisely against what may be considered the true physical extent of each settlement. In the rural parts of the borough Output Areas will include extensive areas at a distance from the settlement in question. These broader areas will also contain populations living in clusters of residential development and in individual

properties. Output Areas may also include parts of other settlements. In producing the settlement profiles we have ensured that we use the most appropriate Census Output Areas relevant to each settlement. **However, owing to the broad geography of many Output Areas the Census data should in all cases be assumed to provide a *general indication* of the population and housing characteristics attributed to each settlement rather than a precise measure or description.**

It should be noted that for individual settlements the total population given in the Wyre Settlement Study will be different from that given in the profiles, as the former uses a bespoke approach to the count of population in order to avoid the issues mentioned above. Unfortunately using a bespoke approach is inappropriate for the profiles as it is not possible to use the simple count data collected for the Settlement Study to determine population age profile etc.

As far as the remaining sections are concerned, it should be noted that the description of each settlement is intended as a very brief pen-picture, not a comprehensive history. The sections on services and facilities, economy and transport connectivity use data gathered as part of the Settlement Study. This data may well have changed since it was collected – particularly that relating to services and facilities. The full Wyre Settlement Study provides more information on data collection. The section on environmental designations is based on GIS mapping provided by Lancashire County Council and known international, national and local designations, as expanded upon below:

Designation	Description
Green Belt	<p>Green Belt refers to a specific planning designation allowed by national planning policy. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>In Wyre the Green Belt is designated through the 1999 Wyre Local Plan and is restricted to areas within and around Poulton-le-Fylde, Cleveleys and Fleetwood. Green Belt is not the same as “greenfield” which refers to any undeveloped land.</p>
Sites of Special Scientific Interest (SSSI)	<p>An area of land which is of special interest by reason of any of its flora, fauna, or geological or physiographical features. Natural England designates SSSIs under the Wildlife and Countryside Act 1981, as amended.</p>
Special Areas of	<p>Sites designated under the European Commission Habitats</p>

Designation	Description
Conservation (SAC)	Directive as part of the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).
Areas of Outstanding Natural Beauty	Areas outside national parks that are considered to have such natural beauty that it is desirable they are conserved and enhanced. Designated by Natural England under the Countryside and Rights of Way Act 2000 (subject to confirmation by The Secretary of State for the Department of the Environment, Food and Rural Affairs (Defra)). Wyre includes part of the Forest of Bowland AONB. More details can be found at <a href="http://forestofbowland.com/">http://forestofbowland.com/</a>
Special Protection Area (SPA)	Strictly protected sites classified in accordance with Article 4 of the European Commission Birds Directive, which came into force in April 1979. They are designated to protect for rare and vulnerable birds (as listed on Annex I of the Directive), and regularly occurring migratory species.
Ramsar	Ramsar sites are wetlands of international importance designated under the Ramsar Convention which was adopted in the Iranian city of Ramsar in 1971 and came into force in 1975.
Biological Heritage Site (BHS)	Biological Heritage Sites are 'local wildlife sites' in Lancashire, they are identified using a set of <a href="#">published guidelines</a> . Amendments to the list of sites are made by the Biological Heritage Sites review panel which comprises ecologists from the County Council, Wildlife Trust for Lancashire, Manchester and North Merseyside and Natural England.
Areas at risk of flooding	Flood risk is defined as "A combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources". The Environment Agency (EA) provides mapping of flood risk arising from sea and river sources. There are three categories of flood zone: Flood Zone 1 (FZ1) Land having a less than 1 in 1,000 annual probability of river or sea flooding – all land outside Zones 2 and 3. Flood Zone 2 (FZ2) Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. Flood Zone 3 (FZ3) Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding (FZ3a). FZ3b - land in the functional flood plain.

Designation	Description
Listed buildings	A building or structure can be listed as a result of its special architectural or historic interest. Listed is carried out through Historic England. There are three listing grades: Grade I buildings are of exceptional interest. Grade II* buildings are particularly important buildings of more than special interest. Grade II buildings are of special interest.
Conservation areas	Conservation areas are designated for their special architectural and historic interest. In Wyre they are designated by the council. There are seven conservation areas in the borough at Fleetwood, Poulton, Churchtown, Garstang, Calder Vale, Scorton and Dolphinholme.
Scheduled monuments	Scheduled monuments are nationally important structures protected for their archaeological importance. Designation is carried out through Historic England. There are seven scheduled monuments in the borough.
Historic parks and gardens	Registered historic parks and gardens are those of special historic interest. Designation is carried out through Historic England. There are two Registered Historic Park and Gardens in the borough (Fleetwood Memorial Park and The Mount, Fleetwood).
Other	This section includes any other environmental or ecological designations to be identified. Typically it will include reference to any Tree Preservation Orders (TPOs) within or close to the settlement. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. More information can be found at: <a href="http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/">http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/</a>

More information about national and international environmental, ecological and historic designations can be found at:

The Joint Nature Conservation Committee <http://jncc.defra.gov.uk/Default.aspx>

Natural England <https://www.gov.uk/government/organisations/natural-england>

Lancashire County Council <http://www.lancashire.gov.uk/lern/site-designations/local-sites/biological-heritage-sites.aspx>

Historic England <https://historicengland.org.uk/>

Environmental Agency (Flood Map for England) <http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=en&topic=floodmap>

Finally, it should be noted that settlement rankings are based on the outcome of the settlement study. Further information is available at:

[http://www.wyre.gov.uk/info/200318/evidence\\_base/1080/settlement\\_evidence](http://www.wyre.gov.uk/info/200318/evidence_base/1080/settlement_evidence)

It is important to make it clear that a ranking approach does not imply a form of “beauty contest” between settlements – it is simply a recognition of the fact that different settlements have different sizes, attributes – in the form of services and facilities, access to employment and access to public transport - and hence roles. The council fully recognises that all places – regardless of size, role or ranking - are important to those that live and work in them and visit them.

End

**NAME: KNOTT END ON SEA/PRESALL      TYPE: RURAL      RANK: JOINT 6TH**

**Location and description** - Knott End and Preesall are in effect two separate settlements that have merged over time to become a single entity. Knott End on Sea, as the name suggests, is a coastal settlement that sits at the north eastern shore of the Wyre Estuary (across which sits the town of Fleetwood, accessed for part of the year by a ferry service) as it enters Morecambe Bay both of which are areas of significant international, national and local biodiversity value. Preesall sits further inland to the south east, initially developed in a fork between two roads. Knott End/Preesall has a town centre with commercial premises focused along Lancaster Road. Both are relatively recent settlements, and are largely characterised by post war twentieth century residential development ranging in design. The town accommodated 4.5% of the borough's total dwelling stock as of 2011, although this includes growth of some 10% between 2001 and 2011. Over half of the dwelling stock is in the form of semi-detached houses and bungalows, whilst there is a relatively high proportion of flats (8.4%) and caravans/mobile homes (4.9%). The majority of dwellings are of 2 and 3 bed construction (over 80%),

**Population characteristics** - Knott-End and Preesall accounts for some 4% of the total population and households in Wyre. There was growth of some 10% in both total population and households between the two censuses. The population is relatively older than the borough average with those over 60 making up some 45% of the total whilst the proportion of those who are retired is high at 31.5% of those between 16 and 74 years old. This high level of retirement is reflected in a low number of people in employment.

Metric		Number/%	Wyre No./%
<b>Population 2011</b>		4,417	107,749
<b>Population change 2001-2011 +/-</b>		+292	+2,134 (net)
<b>Age profile</b>	0-9	6.9%	9.5%
	10-19	8.6%	11.5%
	20-29	7.5%	9.5%
	30-59	31.2%	37.2%
	60-74	27.3%	20.4%
	75 and over	18.3%	11.9%
<b>Households 2011</b>		2,105	47,281
<b>Household change 2001-2011 +/-</b>		+191	+1,988 (net)
<b>Dwellings 2011</b>		2,246	49,992
<b>Dwelling change 2001-2011 +/-</b>		+218	+3,168 (net)
<b>Economic activity 16-74</b>	In employment	52%	60%
	Retired	31.5%	21%

**Services and Facilities** – Knott-End/Preesall is the largest settlement along the corridor formed by the villages of Hambleton, Stalmine and Preesall Hill. Accordingly it contains the greatest number of services out of the four, including convenience shopping options, financial services in the form of banks and a post office, churches, community halls and pubs. There is a health centre and pharmacies but no dentist. There are outdoor recreation options but no formal park. The settlement has no educational establishments of its own and primary education needs are catered for by Preesall Carter's Charity (Voluntary Controlled) Primary School, Pilling Lane approximately 1.25km east of the settlement

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boundary and Fleetwood's Charity Church Of England at Preesall Hill. Preesall Hill also provides secondary education at St Aidan's Church of England Technology College. Fleetwood is a short ferry journey away across the River Wyre although this is only for part of the year and is for foot/bicycle passengers only. Services such as a dentist and community hospital can be accessed in Fleetwood. The nearest alternative option for a dentist is Hambleton. Both Blackpool and Lancaster also provide hospital-based medical services.

**Economy** – Knott-End/Preesall contains no significant industrial areas and no employment designations. Local businesses provide some 560 jobs, most of which are associated with small scale enterprises. Key employment sectors include education and retail. Pressall Mill Industrial Estate (Pressall) Old Coal Yard (Pressall) and Park Lane Garage (Pressall) located outside the settlement, provide nearby commercial/industrial opportunities for employment accessible by public transport (see below).

**Transport Connectivity** – There is a regular day time bus service to Poulton-le-Fylde via Stalmine and Hambleton, but this is very limited in the evenings and there is no Sunday service. There is one service that runs approximately every 90 minutes to Lancaster daytime Monday to Saturday . However there is no direct connection to settlements along the A6 corridor in the east of the borough. The A588 and the B5270 connect Knott End with Lancaster, Hambleton, Stalmine, Preesall Hill, Poulton and Fleetwood. Junction 3 of the M55 is located approximately 13 miles south of Knott End. The Fleetwood/Knott End Ferry connects the settlement with Fleetwood for part of the year.

#### Environment

Designation	Presence
Green Belt	None
Sites of Special Scientific Interest (SSSI)	Yes - coast and estuary
Special Areas of Conservation (SAC)	Yes - coastal area
Areas of Outstanding Natural Beauty	None
Special Protection Area (SPA)	Yes - coast and estuary
Ramsar	Yes - coast and estuary
Biological Heritage Site (BHS)	Hackensall Brows is a narrow and linear BHS that follows the margins of the Wyre. Clods Carr Lane Fields and ICI Salt Pools both lie some 1.5km to the south, whilst the extensive Pilling Moss – Head Dyke BHS lies less than 1km to the east.
Areas at risk of flooding	Extensive areas of flood zone 2 and 3.
Listed buildings	There are two listed buildings within or close to the settlement- Church of St Oswald (Grade II) and Parrox Hall (Grade II*)
Conservation areas	None
Scheduled monuments	None
Historic parks and gardens	None
Other	The area contains a scattering of Tree Preservation Orders, with a more extensive area around Hackensall Hall, Whinny Lane and Hackensall Road.