

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

25 JULY 2007

WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK – RURAL FACILITIES AUDIT

REPORT OF HEAD OF STRATEGIC PLANNING

Contact Officer: Joan Ashton Tel No: 01962 848 442 email jashtonl@winchester.gov.uk

RECENT REFERENCES:

CAB 1472 Winchester District Local Development Framework – Core Strategy – Progress Report 7th June 2007

EXECUTIVE SUMMARY:

An audit has been undertaken of the facilities and services in the smaller rural settlements of the District. This has been presented in the form of a Rural Facilities Audit Technical Paper, which forms an Appendix to this report. The information gained from this audit will be used to inform the development of issues and options for the Core Strategy of the LDF, and other DPDs as appropriate.

This report describes the background to the audit and its relationship to the LDF. The report briefly outlines the methodology employed and the results so far are attached as a matrix in the Technical Paper appended to this report. This report also discusses the further work that will need to be undertaken.

RECOMMENDATION:

1 That the report be noted.

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

25 July 2007

WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK – RURAL FACILITIES AUDIT

DETAIL:

1 Introduction

- 1.1 In CAB1328, reported on 11th October 2006, Members were given an outline of the processes needed to prepare the Local Development Framework (LDF). The report recognised that in accordance with Planning Policy Statement 12 (PPS12) the LDF needed to be prepared on the basis of a thorough understanding of the needs of the District and the opportunities and constraints that operate within it to ensure that the policies prepared were founded on a robust and sound basis. Para 4.8 of PPS12 states *“Local Planning Authorities should prepare and maintain an up-to-date information base on key aspects of the social, economic and environmental characteristics of their area, to enable the preparation of a sound spatial plan meeting the objectives of sustainable development.”*
- 1.2 The Rural Facilities Technical Paper that accompanies this report (Appendix 1), provides some of the key information referred to above. The data will form part of the evidence base for the Core Strategy and other development plan documents as appropriate. This will be important in informing the Issues and Options that will be identified for the Core Strategy in the autumn of 2007. At that stage options for the hierarchy of settlements will be proposed, to ensure that future development of the District is planned in a sustainable manner.
- 1.3 One of the key purposes of this Technical Paper is to inform the hierarchy of settlements, it is essential to obtain information as to the current level and distribution of services and facilities within the District. This will help to identify where areas are well provided for and where deficiencies occur.
- 1.4 To this end, an audit of existing facilities was carried out and basic information was obtained. The data obtained is reported in the technical paper attached as Appendix 1.
- 1.5 The information in the technical paper will be checked with Parish Councils and other relevant organisations. The final data will be used in conjunction with other ongoing work on retail, employment and accessibility in the rural areas to further develop an indication of the role and function of the rural areas of the District for the Core Strategy.

2 Summary of the Technical Report

Content

- 2.1 The Technical Report comprises several sections. Firstly, the background to the study and its contribution to the development of the LDF are explained. Next the paper contains the results of a scoping exercise of relevant guidance, strategies and policies. In terms of government planning guidance PPS1, which outlines the role of

planning in delivering sustainable development, and PPS7: Sustainable Development in Rural Areas are the most relevant. PPS6: Planning for Town Centres and PPG13: Transport, are also included. The main policies in the emerging Regional Spatial Strategy – the South East Plan are covered. These are Policy BE5 ‘The Role of Small Rural Towns’ and BE6 ‘Village Management’.

2.2 The Winchester District Community Strategy (Update March 2007) has also been scoped for its relevance. The following outcomes were considered most relevant to the provision of rural services and facilities;

- **Outcome 1: Health and Wellbeing** (available health care, sports, leisure and cultural facilities)
- **Outcome 3: Economic Prosperity** (village centres are viable and attractive, strengthened rural economy)
- **Outcome 4: High Quality Environment** (local provision of services to avoid need to travel by car)
- **Outcome 5: Inclusive Society** (everyone is able to access the services/facilities they need)

2.3 Winchester’s draft Sustainability Appraisal objectives were also scoped. The relevant objectives for rural facilities were as follows:

- **Building Communities** *to create and sustain communities that meet the needs of the population and reduce social exclusion* (adequate facilities for social interaction)
- **Economy and Employment** *to develop a dynamic, diverse and knowledge-based economy* (supporting the rural economy)
- **Health** *to improve the health and well being of the population and reduce inequalities in health* (accessible health, sport and recreation facilities)

2.4 The Technical Paper includes a summary of the results of the ‘front loading’ public consultation on the LDF, where they are relevant to this area.

2.5 The Technical Paper then outlines the methodology of the audit and a discussion of the results. The Paper concludes by outlining the next steps in the analysis of the settlements and a brief discussion of some of the factors involved in the monitoring and review of rural facilities in the LDF.

Methodology

2.6 Site surveys were undertaken during May 2007 of all settlements in the District that were smaller than those with identified town centres in the Local Plan Review. The settlements were identified as being every place with a name on the ordnance survey map. This therefore enabled the inclusion of small hamlets and groups of houses as well as more recognisable villages.

- 2.7 This paper therefore considers the level of services and facilities only in the smaller settlements of the District. As the presence of an individual shop – for example – may be crucial to the vitality of a small settlement, it was considered important to survey all the uses in these areas. The larger settlements, where it is known that there is a good range of provision of facilities and services were not surveyed for the purposes of this Technical Paper, on the basis that the Council's retail consultants are currently undertaking a study considering these settlements (see CAB1506(LDF) on this agenda). Their information, together with other comparative data relating to the provision of the range of facilities in the larger settlements, will contribute to the formulation of a settlement hierarchy to be considered as part of the Core Strategy.
- 2.8 The information gained from the site surveys was checked against the Council's database of local services 'local view' and general officer knowledge. The results will also be circulated to the relevant Parishes for their comments before the autumn, which will provide a further check on the accuracy of the data.
- 2.9 There is no definitive list or hierarchy of key facilities that makes settlements more sustainable. Therefore, the facilities chosen to be surveyed, were those which officers consider important for to enable most day-to-day needs to be fulfilled at the local level. These cover provision of basic shopping, health, education and a community facility. The facilities audited were; general store, post office, doctors' practice, primary and secondary schools, place of worship, community hall, library, public house, petrol station, children's play areas, youth facilities, outdoor and indoor sports facilities, recycling facilities, banking, restaurants and other retail provision.
- 2.10 There are some facilities which need to be accessed regularly by a wider range of people are considered to be key facilities. These are a general store, doctor's surgery, a primary school and a village hall. Other facilities and services are still important to the vitality and viability of a settlement, but need to be accessed less frequently. These are cultural and social facilities such as places of worship, libraries, pubs, recreation facilities and a wider range of shops and other services.
- 2.11 It is recognised that this is a snap shot of data which will change over time. Therefore there is a need for regular monitoring to keep this data up to date.

Results

- 2.12 The results of the audit have been compiled in a matrix, which is attached as an appendix to the Technical Paper. No attempt has been made to rank the settlements as this would be a more valuable exercise once additional information on retailing, employment and accessibility has been added in.

3 FURTHER WORK

- 3.1 The data contained in the audit will be circulated to the Parishes for their views on its accuracy. By autumn 2007, additional data should be available from the Retail and Town Centre Uses study and the Economic and Employment study. This additional information can be added into the matrix where relevant. Work is currently being undertaken on accessibility in the District and it is planned that this factor will also contribute to an understanding of the role and function of the rural settlements across the District.

OTHER CONSIDERATIONS:

4 CORPORATE STRATEGY (RELEVANCE TO):

4.1 The main outcome of this audit will be its contribution to the development of a sound and robust evidence base that will inform the Council's LDF and other strategies of the Council such as the Sustainable Community Strategy and community planning in general. The adequate provision of facilities and services will assist in progress towards the corporate aim of promoting economic prosperity. It has particular relevance to the following objectives:

- Provide the environment and facilities for business start up and growth within the District
- Support vibrant city, town and village centres
- Promote the creative economy
- Strengthen the rural economy
- Support tourism businesses throughout the District

5 RESOURCE IMPLICATIONS:

5.1 This audit has been resourced from within existing budgets. It is anticipated that the further work referred to in this report, will also be funded from within existing budgets and completed by in-house staff.

BACKGROUND DOCUMENTS:

None.

Appendix 1 Rural Facilities Audit Technical Paper

Rural Facilities Audit Technical Paper LDF

1 Introduction

- 1.1 The document, in conjunction with other papers on accessibility, the employment study and the needs of town centres will provide evidence on the role and function of the settlements of the District at the current time. This will be developed in various scenarios to consider the sustainability of these settlements in the future until the end of the plan period.
- 1.2 Sustainable development in the context of this paper means reducing the need to travel – particularly by private car. This entails the provision of accessible facilities at as local a level as is practicable. It also means a level of facilities and services that promotes the viability and vitality of local communities.
- 1.3 A survey of the facilities and services existing in the villages of the District has been undertaken. It is the results of this survey that are reported in this paper. The results will show which settlements have the most complete provision of the services and facilities surveyed. Apart from this basic information, this paper does not attempt to assess the relative sustainability of the settlements. That step can only be taken when the additional information on accessibility, employment and retailing can be added into the assessment. This will be done in autumn 2007, when an assessment of the sustainability of the settlements will be provided. This factual information and technical assessment will then be used to provide the evidence for the issues relating to this topic and for various options for the future settlement pattern of the District (this is explained more in the section relating to the LDF below)

2 Purpose of this Paper

The Technical Papers referred to above will assist in identifying which settlements are the most sustainable and self-contained, at the moment. The aim of the LDF is to create a District that is sustainable as possible. Therefore, it is important to identify what settlements are the most sustainable and where sustainability could be improved. In addition, new development should be concentrated in sustainable locations. The assessment of the sustainability of the areas of the District will provide information that can be used for a number of purposes, but for these purposes in particular:

- 1 **The identification of settlements/areas which are the most sustainable at present.**
These areas offer theoretical evidence for the best places to locate new development, based on the facilities, services and accessibility that they currently have.
- 2 **The identification of settlements/areas, where additional facilities could be located, or improvements made to accessibility that would make them more sustainable.**
These areas may be made more suitable as locations for new developments with a few improvements in these areas.
- 3 **The identification of settlements/areas which are highly dependant upon other settlements for their facilities and services and/or are not very accessible by a means of transport.**

These places are unlikely to be suitable locations for new development, either at the present time, or over the plan period up to 2026.

4 The identification of gaps in provision of facilities and services, or areas of poor accessibility, where improvements could be sought.

This study, taken together with those on accessibility and the economy and retail, will assist in identifying areas which could be targeted for a range of improvements and provide justification for us seeking these facilities and services in relation to new development. These supporting studies may identify where additional retail and town centre uses, or employment, may be located in order to improve the sustainability of these settlements or areas.

5 This study, in conjunction with those already mentioned, will assist in the identification of facilities and services required to support any major areas of new development planned in or adjacent to the District.

Contribution to LDF

The factual information on the current availability of services and facilities, employment and retailing, when added to information on the accessibility of settlements, can be used to build up a picture of the role and function of the settlements in the District. From this, various options for patterns of future development in the District can be produced, utilising different future scenarios based on the issues raised in this and other technical papers. A number of alternative options for the broad pattern of development and the relationships between settlements will be tested at the Issues and Options Stage of the Core Strategy.

The information in this Rural Facilities paper will be used as part of the evidence base for the location of development, including housing, over the next 20 years, whether this is as part of the Core Strategy or as a separate DPD.

Scoping

Government Legislation & Guidance

There are references to the provision of facilities and services in rural areas in several PPSs and PPGs. Most refer to the role of rural service centres and the importance of accessibility to local services, both in terms of social equity and physical accessibility and the need to reduce travel lengths. The most pertinent PPSs are PPS1, PPS6, PPS7 & PPG13. The main relevant points are summarised here, with more detailed extracts attached as Annex 1 to this paper.

PPS1: Delivering Sustainable Development (ODPM Feb 2005)

Planning should aim to promote

- Development of sustainable, liveable and mixed communities, with good access to key services and facilities, for all members of the community
- Locate new development where services and facilities can be accessed on foot, bicycle or public transport, rather than having to rely on access by car. Authorities should recognise that this may be more difficult in rural areas.
- Reduce the need to travel and encourage accessible public transport provision

PPS6: Planning for Town Centres (ODPM, March 2005)

- Local service centres (such as market towns and large villages), should be the focus for town centre development, economic development, rural based industries, local food and tourism, providing a range of facilities and services appropriate to the needs and size of their catchment area
- Local service centres provide the potential to maximise accessibility by public transport, walking and cycling
- Lack of public transport facilities should not preclude small-scale retail or service developments, where these would serve local needs
- Authorities should recognise the importance of local facilities and services to the local community. They should take measures to protect them where necessary. Everyday needs should be met at the local level.

PPS7: Sustainable Development in Rural Areas (ODPM Aug 2004)

Accessibility and the vitality of rural settlements are key issues.

- Most new development should be in local service centres, where a mixture of uses, services and facilities can be provided together.
- Allow for some limited development in or next to smaller settlements in order to meet local business and community needs and maintain the vitality of these communities, particularly in villages that are remote from, or have poor public transport links with service centres.
- Plan for accessible new services and facilities, particularly where new developments are planned, or where there is an identified need for new or expanded services to strengthen the role of a particular service centre
- Support the provision of small-scale, local facilities (eg childcare facilities) in accessible locations, to meet community needs outside identified local service centres
- Support the retention of local facilities and services that play an important role in sustaining village communities and adopt a positive approach to proposals designed to improve their viability, accessibility or community value

PPG13: Transport (DETR March 2001)

- Facilities and services should be primarily sited at the most accessible locations in the local area, where there is access by walking, cycling and public transport
- Day to day facilities which need to be near their clients should be located in rural service centres (such as a market town, a single large village or a group of villages), with safe and easy access

Regional Guidance (emerging RSS South East Plan)

Policy BE5: The Role of Small Rural Towns ('Market Towns')

States that local planning authorities should encourage and initiate schemes and proposals that help strengthen the viability of small rural towns (defined as being between 3,000 – 10,000 in population) recognising their social, economic and cultural importance to wider rural areas and the region as a whole. This includes:

'i Support and reinforce the role of small rural towns as local hubs for employment, retailing and community facilities and services'

The local character and identity should be reinforced and enhanced. Individuality is the key to the success of market towns. The more innovative multiple use of existing infrastructure such as schools and libraries should be considered.

Policy BE6: Village Management.

States that local authorities should positively plan for limited small scale service development in villages (places with populations of less than 3,000) to meet defined local needs...and protect or extend local services. Rigorous design and sustainability criteria should be applied.

Community-led local assessments of need and action planning, such as Parish Plans should be encouraged. Needs may be partially met through joint services, co-location and information technology. Development may serve a group of villages in some cases.

Hampshire Rural Market Towns Initiative

This is a project funded by SEEDA across Hampshire. The aim of the market towns initiative is to bring a new lease of life to market towns, so that they provide convenient access to the services that townspeople and surrounding rural communities depend on. This includes a series of 'healthchecks' where economic, social and environmental issues and opportunities affecting the area are identified. New Alresford, Bishop's Waltham, Denmead and Wickham are covered in the Winchester District.

Winchester District Sustainable Community Strategy (Update March 2007)

"Our vision for the Winchester District is of diverse and dynamic communities, where people work together to ensure that everyone has the opportunity to lead a fulfilling life now and in the future".

The Strategy is expressed in terms of five outcomes, and related changes that will occur when each of the outcomes becomes a reality. A number of priorities for action are also identified which have relevance for this paper. The following outcomes are most relevant to rural facilities:

Outcome 1: Health and Wellbeing

A full range of health and care services are available....easy to get to, and responsive to local needs

Rural transport services connect communities to other towns and villages

A wide range of affordable sports and physical activities are available locally

A wide range of leisure and cultural activities are available...

Outcome 3: Economic Prosperity

Town and village centres are economically viable and attractive

There are opportunities for people to work close to where they live

Rural public transport ...connect(s) communities to other towns and villages

Priority 12: Strengthen the economy in rural areas of the District

Priority 14: Enhance the contribution of tourism to the economy

Outcome 4: High Quality Environment

Accessible informal open space is available near all communities

Open spaces are well maintained

Essential services are provided locally, or via the internet, to avoid unnecessary journeys

Priority 19: Increase the range of services that are accessible without the need to travel; and reduce the distance travelled to services by car

Outcome 5: Inclusive Society

Everyone is able to access the services/facilities and opportunities they need in their local area or via affordable transport services...

Priority 23: Improve public and community transport services, or take other steps to improve access to services, facilities and opportunities

Parish Plans

A Parish Plan is community-led and aims to look at what a community needs, identify how to improve the quality of life for people who live there now and to make sure people can enjoy that quality of life in the future. There are currently four published Parish Plans in the District, for New Alresford, Otterbourne, Whiteley and Wickham, although many more Parishes are currently producing one. They contain plans of action that relate to the specific community needs of their area, as identified through local public consultation.

Sustainability Appraisal

Winchester's Sustainability Appraisal is currently ongoing. Following on from the gathering of baseline information, it is expected that targets and indicators will be produced during the autumn of 2007. At this stage, draft objectives have been produced for the District under various topics. The topic headings are unlikely to change, and the relevant headings in relation to rural facilities and services, are as follows:

- **Building Communities (SEA topic Population)**
To promote create and sustain communities that meet the needs of the population and reduce social exclusion.
- **Economy and Employment (SEA topic Population)**
To develop a dynamic, diverse and knowledge-based economy.
- **Health (SEA topic Human Health)**
To improve the health and well being of the population and reduce inequalities in health.

Community Aspirations

'Live for the Future' outcomes

The Council carried out a series of wide-ranging consultations during Spring 2007 to ascertain the views of communities and stakeholders in relation to the sustainable planning of the District for the future. These views form part of the evidence base for the Core Strategy and other DPDs as appropriate. The results of this campaign are reported in detail in CAB1472 Appendix A, "Report of Proceedings of the Winchester Local Development Framework Core Strategy Campaign 'Live for the Future'".

Nine community planning events were held across the District. Participants at these events were asked where they travelled to access various goods and services, how they travelled to these, and how they would prefer to access these goods, services and facilities. The results from the community events as reported in the 'Report of Proceedings...' indicate that over 80% of participants undertook their everyday top-up shopping locally, either within their Parish or an adjoining Parish and only 12% went outside the District for this type of shopping. However, only 43% shopped

locally for their weekly/monthly food shop and some 35% shopped outside the District. 4% used the internet. 57% of participants either went within the Parish or adjoining Parish for their evening/social activities and 29% went outside the District. Approximately 45% used the Parish or adjoining Parish for banking facilities, over 25% used the internet. 80% of respondents used their own or adjoining Parish health services. When asked where they would prefer to go to access goods and services, 75% said within their own or adjoining Parishes and only 12% preferred to travel outside the District.

The above results are from the participants at the community planning events and as such are indicative of the views of residents from across the District. There were also variations between the different locations where the events occurred, which are masked in the above figures, as these results are a combination taken from all the events held across the District. The Council's retail consultants' Nathaniel Lichfield and Partners, asked similar questions across the District, using a much larger sample, and the results are broadly comparable. These results illustrate the role that the local areas play in fulfilling many day to day activities.

The participants at the community planning events were also asked questions regarding facilities and services in their area. A number of the larger settlements acknowledged and enjoyed the fact that they were fairly self-sufficient with a range of facilities and services such as shops and schools. However, many considered they were poorly provided for in terms of health services, with many doctors or dentists closing or amalgamating. All commented that it was essential to have a car to access more specialised facilities. There was general consensus that there was reasonable access to the countryside and open spaces. In some settlements, participants commented on the need for play/open space to be better maintained.

A young persons event was held, targeted at 11-16 yr olds, and the 8-9yr old year in a Winchester Primary School was also visited. A common theme that emerged from these discussions was that it is important for young people to have easy access to shops, services and other facilities, including health services. Young people wanted shops and sport and recreation facilities in the future. They wished to see more recreation, entertainment/leisure facilities provided.

The 'Live for the Future' campaign included a questionnaire, which asked respondents to rank a series of statements in order of importance for sustainable communities of the future. Paper copies were distributed on request and the questionnaire was also available on-line. Respondents considered it very important that facilities and services and infrastructure should match any planned growth in housing and, also very important that 'everybody has access to the services/facilities they need'.

The most recent Citizen's Panel questionnaire was planning focussed and the results have reported in CAB 1472. The questionnaire covered a variety of topics. Respondents were asked to rate where they lived in respect of 'the range of services and facilities it has to offer'. Approximately 50% thought it 'excellent/good', nearly 40% considered it 'acceptable', and 20% considered it to be 'poor/unacceptable'. When asked to consider the 'accessibility to neighbouring areas for work, shopping, or leisure purposes', 50% considered it 'excellent/good', 30% considered it 'acceptable' and approximately 10% considered it to be 'poor/unacceptable'.

Methodology

The data

Site surveys were undertaken during April-May 2007 of all the identified settlements in the District that were smaller than those with identified town centres in the Local Plan Review. The settlements were identified as being every place with a name on the Ordnance Survey map. This therefore enabled the inclusion of small hamlets and groups of houses as well as more recognisable villages.

The information gained represents a snapshot of the current situation. The range of services and facilities will change with time and monitoring and review of the settlements needs to be undertaken on a regular basis.

This paper considers the level of services and facilities in the smaller settlements of the District. As the presence of an individual shop – for example – may be crucial to the vitality of a small settlement, it was considered important to survey all the uses in these areas. The larger settlements of Winchester, Bishop's Waltham, Denmead, New Alresford, Wickham and Whiteley, have a good basic range of facilities and services at the very least, and the Council's retail consultants are conducting detailed surveys of the identified town centres as a separate exercise (see CAB 1506 on this agenda). For practical purposes, the exact number of shops will not be counted for these settlements, where it is known that a good level of provision exists. However, comparative information regarding the provision of the range of facilities in the larger settlements, will contribute to the formulation of a settlement hierarchy to be considered as part of the Core Strategy.

The surveyors covered the roads into and around the villages, to a distance of approximately 1.6 km from the settlement. This is the distance suggested in paragraph 2.05 of the PPG13 Guide to Better Practice, as the maximum which most people would be prepared to walk. Beyond this distance it is unlikely that day-to-day facilities would be considered to be reasonably associated with these settlements for sustainability terms, although it may be a reasonable distance for some less-frequently visited facilities. In practice, most facilities that did exist in these settlements are within the settlements themselves. There are only sporadic examples of more isolated facilities, where judgements had to be made as to whether they should be included within those settlements or not.

The information gained from the site surveys was checked against the Council's database of local services 'local view' and general officer knowledge. The survey information relating to post offices was supplemented by information from the Royal Mail website. The provision of schools and health services was obtained from Hampshire County Council. Information on recreation and children's play was obtained from the Council's Open Space Strategy and will be supplemented by information from the consultants InSpace, who have just completed a PPG17 Study for the District, which included a comprehensive survey of all areas in the District.

The results included in this report will be circulated to the relevant Parishes for their comments before the autumn, which will provide a further check on the accuracy of the data.

Appropriate facilities

There is no definitive list of the key facilities for an area, although various guidance exists. The table below illustrates relevant guidance relating to the facilities that are appropriate at different levels of centres:

Guidance	Centre	Facilities/services
PPS1 (Delivery 1.vi)	'existing centres'	That attract 'large numbers of people' Esp retail, leisure & office
PPS6 (para 2.5)	'Local service centres' such as market towns & 'large villages'	'town centre development' Facilities shops & services appropriate to the needs and size of their catchment areas
PPS6 (Annex A)	'Town Centre' – a service centre, likely to be market town or similar size and role	A 'range of facilities and services for extensive rural catchment areas'
PPS6 (Annex A)	'Local Centre' – large villages in rural areas	'typically...might include, amongst other shops' : small supermarket, newsagent, sub-post office, pharmacy. 'Other facilities could include'; hot-food takeaway and launderette'
PPS7 (para 3)	'local service centres'	A mixture of uses, services & facilities can be provided together
PPS7 (para7)	Villages	Services & facilities that 'play an important role in sustaining village communities' eg 'village shops and post offices, rural petrol stations, village and church halls and rural public houses'
PPG13 (para 20.4)	Rural service centres	Day to day facilities that need to be near their clients 'including': 'primary schools, health centres, convenience shops, branch libraries and local offices of the local authority and other local service providers'
Draft SEP Policy BE5	Small rural towns (market towns) 3,000 – 10, 000 population	Local hubs for employment, retailing and community facilities and services.

As the above table illustrates, it is difficult to generalise as to what facilities and services should be provided in settlements, apart from to say that it is beneficial to provide as wide a range of facilities as possible. There is cause for debate about many of the facilities listed in the table, due to changes in the operation of shops and services and changes in technology. For example, many of the functions of post offices and banks can be performed in other outlets, such as shops or petrol stations, through ATMs or via the internet. This also applies to newsagents and to some functions of pharmacies.

Notwithstanding these details, it is possible to come some conclusions regarding the role and function of settlements in the District. Based on the above guidance, the settlements covered in this audit are generally below the status of local service centres, the settlements audited should be providing for day to day activities -

however these are defined. Therefore, the facilities chosen for the audit, were those which enable most day-to-day needs to be fulfilled at the local level. Hence these cover provision of basic shopping, health, education and a community facility. Some facilities which need to be accessed regularly by a wider range of people could be considered to be key facilities. These are a general store, doctors' surgery, a primary school and a village hall. Other facilities and services are still important to the vitality and viability of a settlement, but need to be accessed less frequently. These are cultural and social facilities such as places of worship, libraries, pubs, recreation facilities and a wider range of shops and other services.

Results of the rural facilities audit

The results of the above audit have been compiled in a matrix, which is attached as Annex 2. The settlements are listed in alphabetical order. Where a facility is present within a settlement the relevant box has been ticked. Where more than one instance of a particular type of facility was found, the number of occurrences has been entered.

Conclusion

This Technical Paper indicates a variety of provision of services and facilities across the smaller settlements of the District. The settlements have not been ranked as such as artificial judgements as to the relative importance of facilities would have to be made in order to distinguish between the settlements. However, it would be possible to sort the settlements into groups illustrating relatively high or low provision. This has not been done as yet, as this would be a more valuable exercise once additional information on retailing and employment has been added in, the provision has been further checked with the Parishes and accessibility information has been taken into account.

The next step is to obtain the additional information referred to above. The settlements can then be analysed more completely in terms of their role and function. This will produce issues which will inform the options for settlement hierarchy that will be postulated in the Core Strategy Issues and Options Consultation that will commence in the autumn of 2007.

ANNEX ONE: SCOPING OF RELEVANT GOVERNMENT GUIDANCE

PPS1: Delivering Sustainable Development (ODPM Feb 2005)

Much of PPS1 is concerned with the processes of planning in terms of community and stakeholder involvement and developing the concept of spatial planning. PPS1 orientates planning around the objectives of sustainable development. The PPS outlines the government's objectives for planning, of which the following is relevant to the consideration of rural facilities –

Para 1: Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

PPS1 outlines some key principles that planning policies should follow in planning for sustainable development. These include ensuring that sustainable development is pursued in an integrated socio-environmental-economic manner; encouraging patterns of development which reduce the need to travel by private car; having clear policies relating to locational access.

Under the sustainability objective of Social Cohesion and inclusion, PPS1 states that Local Planning Authorities should promote diverse and inclusive communities by means such as –

No 3 (bullet point 2) 'address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;'

Under the sustainability objective of Sustainable Economic Development, PPS1 states that Local Planning Authorities should –

No1 (iii) 'Ensure that suitable locations are available for industrial, commercial, retail, public sector (e.g. health and education) tourism and leisure developments, so that the economy can prosper;....

(viii) Ensure that infrastructure and services are provided to support new and existing economic development and housing'

Under the heading of Delivering Sustainable Development, PPS1 states that as a general approach -

'1. In preparing development plans, planning authorities should seek to:

(ii) Promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities....

(iv) Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs ... for retail and commercial development, and for leisure and recreation....

(v) Provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas.

(vi) Focus developments that attract a large number of people, especially retail,

leisure and office development, in existing centres to promote their vitality and viability, social inclusion and more sustainable patterns of development.

(vii) Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development....

(viii) Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings.'

PPS6: Planning for Town Centres (ODPM, March 2005)

Para 2.9: people's everyday needs should be met at the local level.

Para 2.50: 'In rural areas, local planning authorities should focus town centre development in local service centres, such as market towns and large villages, where there is potential to maximise accessibility by public transport and by walking and cycling, whilst ensuring that the lack of public transport facilities does not preclude small-scale retail or service developments, where these would serve local needs'.

Para 2.55: 'A network of local centres in an authority's area is essential to provide easily accessible shopping to meet people's day-to-day needs and should be the focus for investment in more accessible local services, such as health centres and other small scale community facilities.'

Para 2.58: 'The need for local shops and services is equally important within urban and rural areas. Local authorities should, where appropriate, seek to protect existing facilities which provide for people's day-to-day needs and seek to remedy deficiencies in local shopping and other facilities to help address social exclusion.'

Para 2.60 'Market towns and villages should be the main service centres in rural areas, providing a range of facilities, shops and services at a scale appropriate to the needs and size of their catchment areas. They should provide a focus for economic development and rural-based industries, including markets for locally-produced food and other products, and for tourism.'

Para 2.61: refers to the difficulties that some market towns face and states that local authorities should encourage regeneration and 'support development which enhances the vitality and viability of market towns and other rural service centres. Local planning authorities should be aware of the extent of the rural population which is dependent on a particular centre or facility, such as a village shop, and seek to protect existing facilities and promote new ones accordingly'

Para 2.62:

'In planning for village shops and services, local planning authorities should adopt policies which: .

- ensure that the importance of shops and services to the local community is taken into account in assessing proposals which would result in their loss or change of use; and
- respond positively to proposals for the conversion and extension of shops which are designed to improve their viability.'

Para 2.63: encourages farm shops can meet a demand for local produce in a sustainable way provided they do not adversely affect locally accessible convenience shopping.

PPS7: Sustainable Development in Rural Areas (ODPM Aug 2004)

Sets out policies for sustainable development in rural areas. Accessibility and the vitality of rural settlements are key issues. Paragraph 3 states that most new development should be focussed in or near to local service centres, where a mixture of uses, services and facilities can be provided together. Paragraph 4 states that planning authorities should set out policies allowing for some limited development in or next to smaller settlement in order to meet local business and community needs and maintain the vitality of these communities. Small-scale development of this nature may be the most sustainable option in villages that are remote from, or have poor public transport links with service centres.

Paragraph 6 relates to Community Services and Facilities and states that local planning authorities should –

- (i) ...facilitates and plan for accessible new services and facilities, particularly where...there are new developments planned, or settlements or their catchments areas are expanding or where there is 'an identified need for new or expanded services to strengthen the role of a particular service centre'.....
- (ii) 'where possible, ensure that new development in identified service centres is supported through improvements to public transport, and to walking and cycling'...
- (iii) 'identify suitable buildings and development sites for community services and facilities...'
- (iv) 'support mixed and multi-purpose uses that maintain community vitality; and
- (v) support the provision of small-scale, local facilities (eg childcare facilities) to meet community needs outside identified local service centres, particularly where they would benefit those rural residents who would find it difficult to use more distant service centres. These local facilities should be located within or adjacent to existing villages and settlements where access can be gained by walking, cycling and (where available) public transport.

Para 7: 'Planning authorities should adopt a positive approach to planning proposals designed to improve the viability, accessibility or community value of existing services and facilities, eg village shops and post offices, rural petrol stations, village and church halls and rural public houses, that play an important role in sustaining village communities. Planning authorities should support the retention of these local facilities and should set out in LDDs the criteria they will apply in considering planning applications that will result in the loss of important village services (eg as a result of conversion to residential use).'

Paragraph 18 encourages the re-use of existing buildings adjacent or closely related to country towns or villages for economic, community or residential uses. Paragraph 35 states that where new or additional tourist or visitor facilities are required, that these should normally be provided in, or close to, service centres or villages.

PPG13: Transport (DETR March 2001)

The key principles for integrated planning are outlined, whilst recognising that it may be more difficult to achieve in rural areas. Paragraph 19 states that: 'A key planning objective is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking, and cycling. This is important for all, but

especially for those who do not have regular use of a car, and to promote social inclusion... give particular emphasis to accessibility in identifying the preferred areas and sites where such land uses should be located, to ensure they will offer realistic, safe and easy access by a range of transport modes, and not exclusively by car'

Para 20.4: 'locate day to day facilities which need to be near their clients in local and rural service centres, and adopt measures to ensure safe and easy access, particularly by walking and cycling. Such facilities include primary schools, health centres, convenience shops, branch libraries and local offices of the local authority and other local service providers.'

Paragraph 40 refers specifically to rural areas and states: 'The objective should be to ensure...that jobs, shopping, leisure facilities and services are primarily sited at the most accessible locations in the local area, or where accessibility will be improved'.

Paragraph 41 states that in remote locations well away from large urban areas, most development comprising jobs, shopping, leisure and services should be located in or near to local service centres, to help ensure it is served by public transport and provides some potential for access by walking and cycling. These centres might be a market town, a single large village or a group of villages, and should be identified in the development plan as the preferred locations for such development.

	Post office	General Store and PO	Petrol Station	Petrol Station with shop	Petrol Station with shop and PO	General Store	Other retail	Restaurant	Café	Banks/cashpoints	Pub	Chemist	Dentist	Community Hall	Church	Recycling facilities	Library	Cash point	Employment	Other Facilities	Mobile Library	Primary School	Secondary School	Further Education	Hospital	Doctors	Childrens Play areas	Outdoor sports Facilities
Abbots Worthy																												
Avington															1					1								
Beaches Hill															.													
Beauworth																												
Bighton											1			1	1					1							1	1
Bishops Sutton			1								1			1		1												
Bramdean											1			1	1						1						1	
Cheriton		1					1				1				1						1	1					1	1
Chilcomb																					1							1
Colden Common		2				2	3				2			2	1	1			2			1				1	5	2
Compton															1							1					1	1
Corhampton		1																									1	
Crawley											1			2	1												1	2
Curbridge																			1									
Curdrige																	1					1					1	2

