

# Background Paper: A Rural Settlement Hierarchy for West Berkshire



# Background Paper: A Rural Settlement Hierarchy for West Berkshire

## 1 Introduction

**1.1** The West Berkshire Planning Strategy is the lead document, the Core Strategy, of our Local Development Framework (LDF). It is the key document which will set out our overall spatial vision for how the District should develop in the future. It will also provide the basis for all other planning documents that we will produce as part of the LDF. A key objective of the Core Strategy will be to set out the policies for the management of development in the rural areas.

**1.2** Our policies in the Local Development Framework must be developed in accordance with National and Regional Planning Guidance. The national planning policy approach to development in villages and rural areas is set out in Planning Policy Statements, particularly Planning Policy Statement 1: Sustainable Development (PPS1), Planning Policy Statement 3: Housing (PPS3) and Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7). Guidance within the Planning Policy Statement 25: Development and Flood Risk (PPS25) will also be an important consideration; we must take into account all the issues relating to flood risk when identifying locations for development. At the Regional level, the emerging South East Plan provides the overall planning framework.

**1.3** Key guidance within the above documents includes:

- Most new development should be directed to existing towns and cities to help maximise accessibility to employment and services by walking, cycling and public transport;
- Within rural areas, most new development should be focused in or near to local service centres.
- There is a need to provide housing in villages in order to enhance or maintain their sustainability, while assisting people to live near their work and benefit from key services;
- Any new building development in the open countryside, away from existing settlements or outside areas allocated for development, should be strictly controlled – as the government's overall aim is to protect the countryside for the sake of its landscape character, heritage, wildlife and recreational opportunities;

**1.4** In addition to national and regional requirements, we will take into account the local needs and aspirations of West Berkshire's rural communities. To do this we will build on consultation already undertaken as part of the Core Strategy and continue to involve the community as we develop the planning strategy further. In addition, we will draw on existing Parish Plans and Village Design Statements (VDS) and the local knowledge and input of Parish Councils on issues like the need for affordable housing in rural areas. We will continue to work in partnership with Parish Councils to help them develop new Parish Plans and VDS.

## Background Paper: A Rural Settlement Hierarchy for West Berkshire

### 2 Purpose of this Background Paper

**2.1** West Berkshire's rural areas contain a wealth and diversity of settlements – from small market towns, to bustling villages and tiny hamlets. Following previous consultation we believe our planning strategy should take account of this diversity, and not prescribe a “one size fits all” approach to development. Our Planning Strategy should allow for different approaches to development in different settlements, to ensure that local development needs are met, that new homes are located in the most sustainable locations, and that the character of our towns and villages is maintained and enhanced.

**2.2** With these aims in mind, we propose to base our strategy for the rural areas on the identification of a hierarchy of settlements, where settlements are classified according to their sustainability and the extent to which they act as service centres. We have assessed the availability of various key services and amenities in each settlement, and the availability of public transport services to major towns. This background paper sets out the methodology and evidence used to produce the hierarchy, together with results of the hierarchy itself.

**2.3** The principle of planning positively for development in villages using a settlement hierarchy has been supported by the Inspectors' Panel Report on the Regional Spatial Strategy for the South East England (The South East Plan).

### 3 Methodology for Producing the Settlement Hierarchy

**3.1** We have sought to identify the services and amenities that provide people with access to basic needs like education, healthcare, leisure, social interaction, and employment. The list of services is partly based on guidance from South East England Regional Assembly's *Sustainability Checklist*<sup>(1)</sup>, which contains a useful guide to the essential services and facilities required for sustainable communities.

**3.2** In order to determine a settlement's position in the hierarchy, points have been awarded where a settlement has a service or amenity. Some weighting has been used, so that the more important facilities are worth more points. For example, a primary school scores more points than a children's play area.

**3.3** For a settlement to score points, the service or amenity must be located within the built up area of a settlement, or within 1km (reasonable walking distance) of the centre of the settlement.

**3.4** Of course, people still need access to larger towns for leisure, shopping and work. Therefore, an assessment has been made of each settlement to establish whether they have a frequent public transport service (defined as an hourly daytime service or more frequent) to a larger town. For the purpose of this study the larger towns are identified as Newbury, Reading, and Thatcham. If the settlement has a frequent bus service to any of these towns it scores 2 points. If the settlement has a railway station, or is within 2km of a railway station with a frequent service to those towns it scores 3 points. Where a settlement has both, the score is 3 points.

**3.5** Table 1 provides a description of each service, why it has been included, the source of information that was used to identify where they are located and the number of points scored.

1 <http://southeast.sustainability-checklist.co.uk/>

## Background Paper: A Rural Settlement Hierarchy for West Berkshire

Table 1 Criterion used to rank settlements in hierarchy

Service / Amenity	Description	Source of information	Points awarded
<b>Employment Area</b>	Employment Areas are those areas designated as such within the West Berkshire District Local Plan 1991-2006 and other sites employing 100 people or more within 2km of the centre of a settlement. The availability of employment within close proximity to homes can reduce the need to travel.	West Berkshire District Local Plan 1991-2006  Berkshire Employment Land Assessment - Supply Database (May 2007)	2
<b>Primary School</b>	Primary schools are an important amenity for families with children and have an important role in many village communities.	West Berkshire Council Education service.	2
<b>Secondary School</b>	Access to Secondary Schools is important for young people, and in many cases they provide facilities for the wider community.	West Berkshire Council Education service.	3
<b>NHS Doctor's surgery</b>	Doctor's surgeries are important healthcare facilities. The presence of them in the rural areas is especially useful for less mobile people.	National Health Service website: <a href="http://www.nhs.uk/">http://www.nhs.uk/</a>	2
<b>NHS Dental Surgery</b>	Dental Surgeries are important for general healthcare.	National Health Service website: <a href="http://www.nhs.uk/">http://www.nhs.uk/</a>	1
<b>Pharmacy</b>	Useful facilities for health care.	Source of information – Yellow Pages website: <a href="http://www.yell.com">www.yell.com</a>	1
<b>Village hall / Community centre</b>	Village halls are important community facilities, often providing a base for local organisations and community events.	Website: <a href="http://www.westberks.gov.uk">www.westberks.gov.uk</a>	1
<b>Indoor sport/leisure facility</b>	Valuable facilities for health, fitness and social purposes.	Source of information – Website: <a href="http://www.westberks.gov.uk">www.westberks.gov.uk</a>  Parish Plans	1
<b>Recreation Ground</b>	Recreation Grounds are important to encourage outdoor sports and general health and wellbeing. They also often provide a home for local sports teams.	Report: 'An Inventory of Green Open Space in West Berkshire 2006'.	1

## Background Paper: A Rural Settlement Hierarchy for West Berkshire

Service / Amenity	Description	Source of information	Points awarded
<b>Children's play area</b>	Children's play areas are valuable for the physical development of young people.	Report 'An Inventory of Green Open Space in West Berkshire 2006'.	1
<b>Supermarket</b>	Important for day to day needs and weekly shopping trips.	Source of information – Yellow Pages website: <a href="http://www.yell.com">www.yell.com</a>	2
<b>Public House</b>	Aside from serving food and drink, pubs provide a meeting place for people and can contribute to a sense of community.	Source of information: Parish Plans, Ordnance Survey maps.	1
<b>Bank</b>	Useful for day to day banking needs.	Source of information – Yellow Pages website: <a href="http://www.yell.com">www.yell.com</a>	1
<b>Post Office</b>	Valuable community facilities allowing access to a number of financial and communication services. Unfortunately some of these have closed in recent years and some that continue to exist are threatened with closure.	Website: <a href="http://www.postoffice.co.uk">www.postoffice.co.uk</a>	2
<b>Playgroup/ Nursery School</b>	Important for childcare provision and child development.	Website: <a href="http://www.childcarelink.gov.uk">www.childcarelink.gov.uk</a>	1
<b>Frequent bus service to larger centre</b>	Hourly or more frequent bus service to larger town (including Basingstoke, Newbury, Oxford, Swindon, Thatcham and Reading).	Local bus company timetables	2
<b>Frequent railway service to larger centre.</b>	Hourly or more frequent railway service to larger town (including Basingstoke, Newbury, Oxford, Swindon, Thatcham and Reading).	Local train company timetables	3

## Background Paper: A Rural Settlement Hierarchy for West Berkshire

### Facilities in nearby villages

**3.6** If a settlement does not have a particular facility, but it is within 1km (or 2km for a railway station) of a facility within another town or village, then it scores points for access to those facilities in the normal way. For example, the centre of Streatley is within 1km of the post office and within 2km of the railway station in neighbouring Goring.

## 4 Detailed Results

The following pages show the detailed results of the assessment.

- The tables on pages 8-12 show the results in **alphabetical order** by settlement name.
- The tables on pages 13-17 show the results by **settlement score**.

**4.1** Population data is included in the results for information purposes. At this stage we do not propose it contributes to the sustainability rating.







# Background Paper: A Rural Settlement Hierarchy for West Berkshire

	Employment Area	Primary School	Secondary School	Doctors Surgery	Dentist	Pharmacy	Village Hall /Community Centre	Indoor leisure facility	Recreation Ground	Childrens play area	Supermarket	Convenience store	Pub	Bank	Post Office	Playgroup/ Nursery School	Library	Hourly or better service to larger town by public transport	Total Score	Population (For information only)
Grazeley Green													✓						1	60
Great Shefford	✓	✓					✓						✓		✓	✓			9	460
Hampstead Norreys		✓					✓	✓		✓			✓						6	540
Hamstead Marshall							✓						✓			✓			3	140
Hermitage		✓					✓	✓	✓	✓		✓	✓		✓	✓		✓	12	1150
Hungerford	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	27	5038
Hungerford Newtown													✓						1	70
Inkpen		✓						✓	✓	✓			✓			✓			6	880
Kintbury		✓		✓			✓	✓	✓	✓		✓	✓		✓	✓		✓	16	1810
Lambourn	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓		18	2960
Leckhampstead							✓		✓	✓			✓						4	180
Lower Basildon												✓	✓						2	120
Midgham							✓			✓			✓						3	90
Mortimer		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	20	3100
Padworth										✓						✓			2	30

## Background Paper: A Rural Settlement Hierarchy for West Berkshire

	Employment Area	Primary School	Secondary School	Doctors Surgery	Dentist	Pharmacy	Village Hall /Community Centre	Indoor leisure facility	Recreation Ground	Childrens play area	Supermarket	Convenience store	Pub	Bank	Post Office	Playgroup/ Nursery School	Library	Hourly or better service to larger town by public transport	Total Score	Population (For information only)
Pangbourne	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ <sup>(3)</sup>	23	2180
Peasemore							✓		✓	✓			✓						4	250
Sheffield Bottom	✓												✓						3	30
Shefford Woodlands													✓			✓			2	80
South Fawley							✓												1	30
Southend		✓		✓			✓	✓	✓	✓			✓		✓	✓			11	770
Stanford Dingley							✓						✓						2	150
Stockcross	✓	✓					✓	✓	✓	✓			✓		✓				10	260
Stratfield Mortimer		✓											✓					✓ <sup>(3)</sup>	6	260
Streatley		✓					✓						✓		✓			✓ <sup>(3)</sup>	9	830
Sulhamstead		✓					✓	✓	✓				✓			✓			6	330
Theale	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ <sup>(3)</sup>	27	2771
Tidmarsh													✓						1	230
Uffon Nervet		✓											✓						3	320
Upper Basildon		✓					✓		✓	✓			✓		✓	✓			9	950

# Background Paper: A Rural Settlement Hierarchy for West Berkshire

	Employment Area	Primary School	Secondary School	Doctors Surgery	Dentist	Pharmacy	Village Hall /Community Centre	Indoor leisure facility	Recreation Ground	Childrens play area	Supermarket	Convenience store	Pub	Bank	Post Office	Playgroup/ Nursery School	Library	Hourly or better service to larger town by public transport	Total Score	Population (For information only)
Upper Bucklebury	✓								✓	✓			✓		✓	✓			7	910
Upper Lambourn													✓						1	180
Upper Woolhampton	✓												✓			✓			4	40
Welford								✓											1	50
West Iisley							✓	✓					✓						3	340
Wickham	✓												✓						3	220
Winterbourne													✓						1	170
Woolhampton	✓						✓	✓		✓			✓		✓			✓	11	550
World's End																		(3)	1	110
Yattendon	✓						✓		✓			✓	✓		✓				8	380

## Background Paper: A Rural Settlement Hierarchy for West Berkshire

Table 3 Settlements by Total Score

	POINTS AVAILABLE	Employment Area	Primary School	Secondary School	Doctors Surgery	Dentist	Pharmacy	Village Hall/Community Centre	Indoor leisure facility	Recreation Ground	Childrens play area	Supermarket	Convenience store	Pub	Bank	Post Office	Playgroup/ Nursery School	Library	Hourly or better town by public transport	Total Score	Population (for information only)
	2	2	3	2	1	1	1	1	1	1	1	2	1	1	1	2	1	1	BY bus-2 By train-3	Max 27	
Hungerford		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	27	5038
Theale		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	(3)	27	2771
Burghfield Common		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	(2)	23	5760
Pangbourne		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	(3)	23	2180
Mortimer			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	(3)	20	3100
Compton		✓	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓		✓	✓			18	1520
Lambourn		✓	✓		✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓		18	2960
Kinbury			✓		✓		✓	✓	✓	✓	✓		✓	✓		✓	✓	✓	(3)	16	1810
Chieveley			✓		✓		✓	✓		✓	✓		✓	✓		✓	✓			13	930
Hermitage			✓					✓		✓	✓		✓	✓		✓	✓		(2)	12	1150

# Background Paper: A Rural Settlement Hierarchy for West Berkshire

	Employment Area	Primary School	Secondary School	Doctors Surgery	Dentist	Pharmacy	Village Hall/Community Centre	Indoor leisure facility	Recreation Ground	Childrens play area	Supermarket	Convenience store	Pub	Bank	Post Office	Playgroup/ Nursery School	Library	Hourly or better service to larger town by public transport	Total Score	Population (for information only)
Aldermaston	✓	✓					✓		✓	✓		✓	✓		✓				11	590
Southend		✓		✓			✓		✓	✓			✓		✓	✓			11	770
Woolhampton		✓					✓		✓	✓			✓		✓			✓ <sup>(3)</sup>	11	550
Stockcross	✓	✓					✓		✓	✓			✓		✓				10	260
Beenham	✓	✓					✓		✓	✓			✓			✓			9	660
Cold Ash		✓					✓		✓	✓			✓		✓	✓			9	2240
Great Shefford	✓	✓					✓		✓	✓			✓		✓	✓			9	460
Streatley		✓					✓						✓		✓			✓ <sup>(3)</sup>	9	830
Upper Basildon		✓					✓		✓	✓			✓		✓	✓			9	950
Brimpton		✓					✓					✓	✓		✓	✓			8	110
Chaddleworth		✓					✓			✓			✓		✓	✓			8	350
Yattendon		✓					✓		✓			✓	✓		✓				8	380
East Garston							✓		✓	✓		✓	✓		✓				7	310
Upper Bucklebury		✓								✓			✓		✓	✓			7	910
Aldermaston Wharf	✓								✓				✓					✓ <sup>(3)</sup>	7	660



# Background Paper: A Rural Settlement Hierarchy for West Berkshire

	Employment Area	Primary School	Secondary School	Doctors Surgery	Dentist	Pharmacy	Village Hall/Community Centre	Indoor leisure facility	Recreation Ground	Childrens play area	Supermarket	Convenience store	Pub	Bank	Post Office	Playgroup/ Nursery School	Library	Hourly or better service to larger town by public transport	Total Score	Population (for information only)
Peasemore							✓	✓	✓	✓			✓						4	250
Upper Woolhampton		✓											✓			✓			4	40
Aldworth							✓	✓					✓						3	140
Bradfield				✓					✓	✓									3	270
Brimpton Common										✓			✓			✓			3	120
Burghfield Bridge													✓						3	90
Enborne													✓						3	40
Hamstead Marshall													✓			✓			3	140
Midgham										✓			✓						3	90
Sheffield Bottom													✓						3	30
Ufton Nervet													✓						3	320
West Ilsley								✓					✓						3	340
Wickham													✓						3	220
Bucklebury								✓		✓									2	90
Englefield																			2	90
Lower Basildon												✓	✓						2	120
Padworth										✓						✓			2	30





## Background Paper: A Rural Settlement Hierarchy for West Berkshire

## 5 Identifying the Hierarchy

5.1 To produce the hierarchy, we have ranked and categorised the settlements according to their score. We have sought to identify groups of settlements with similar scores and similar levels of services. An element of local knowledge and judgement has also been used to guide the grouping of settlements.

**Table 4 Tiers in the Hierarchy**

No. of points	Level in Hierarchy	Definition
More than 25 points	<b>Leading Rural Service Centre</b>	Settlement which has all the possible services identified and frequent public transport to larger centres by bus and train.
15 - 24 points	<b>Rural Service Centre</b>	Settlement with a wide range of services and reasonable public transport to larger centres.
7 - 14 points	<b>Service Village</b>	Settlement with a range of services including a primary school, village hall, pub and convenience store.
1- 6 points	<b>Other settlement not included in hierarchy</b>	Settlement with a low level of services and/or poor access to public transport. These villages do not qualify to be in the settlement hierarchy.

## Background Paper: A Rural Settlement Hierarchy for West Berkshire

## 6 The Settlement Hierarchy

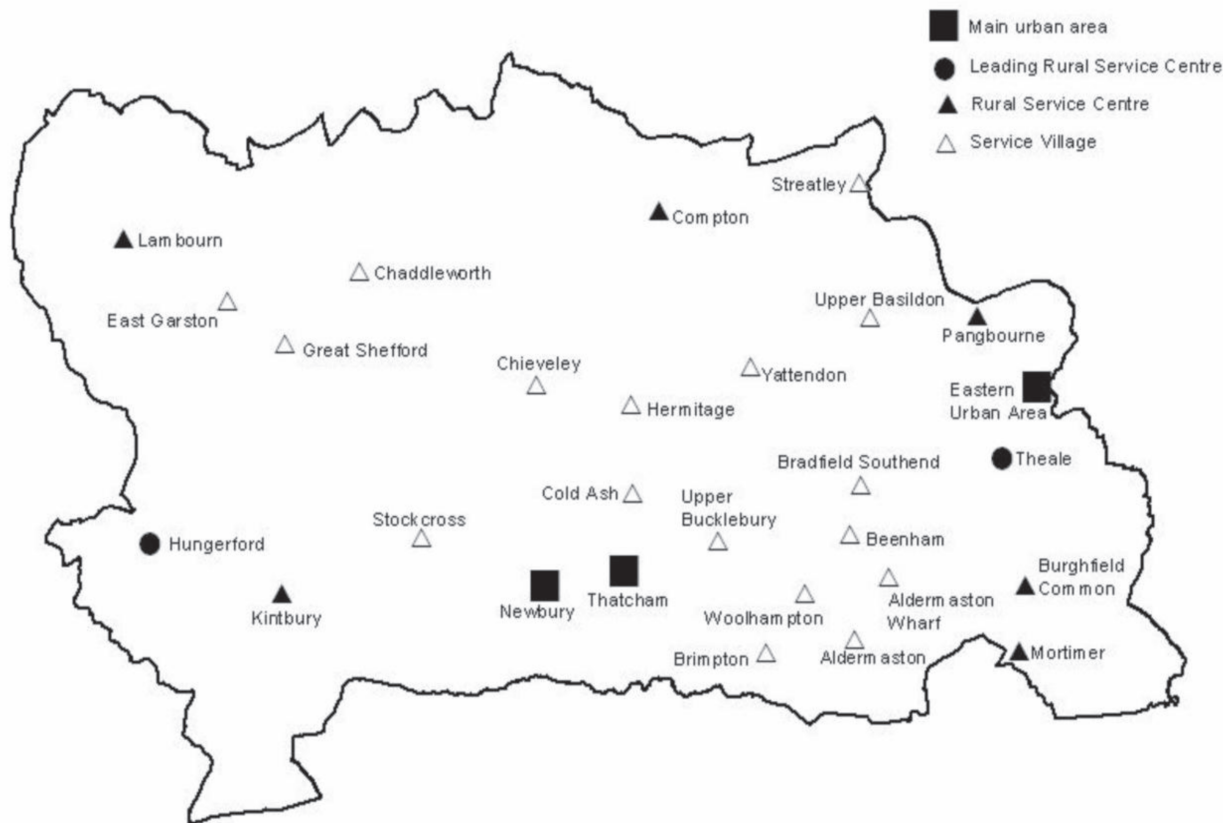
6.1 The table below shows each tier of the hierarchy and the settlements contained within each level of the hierarchy.

**Table 5 Settlement Hierarchy**

Hierarchy level	Settlement	Score
<b>Leading Rural Service Centre</b>	Hungerford	27
	Theale	27
<b>Rural Service Centre</b>	Pangbourne	23
	Burghfield Common	23
	Mortimer	20
	Compton	18
	Lambourn	18
	Kintbury	16
<b>Service Village</b>	Chieveley	13
	Hermitage	12
	Aldermaston	11
	Bradfield Southend	11
	Woolhampton	11
	Stockcross	10
	Beenham	9
	Cold Ash	9
	Great Shefford	9
	Streatley	9
	Upper Basildon	9
	Brimpton	8
	Chaddleworth	8
	Yattendon	8
	Aldermaston Wharf	7
	East Garston	7
Upper Bucklebury	7	

# Background Paper: A Rural Settlement Hierarchy for West Berkshire

## 7 Map of Hierarchy



If you require this information in a different format, such as audio tape or in another language, please ask an English speaker to contact the Planning Policy Team, on 01635 519111, who will be able to help