

Swale Borough Council Settlement Hierarchy Study

Draft Report
August 2020



1. Background and national policy context

- 1.1 The Council is currently undertaking a Local Plan Review (LPR) and, as per paragraphs 15 and 20 of the National Planning Policy Framework (NPPF), will need to provide a positive vision for the future of Swale and set out a strategy for the pattern, scale and quality of development. This must be done with the objective of contributing to the achievement of sustainable development.
- 1.2 With regards to urban areas, planning policies should seek to ensure the vitality of main centres. For rural areas, they should identify opportunities for villages to grow and thrive, especially where this would support local services. Where there are smaller groups of smaller settlements, development in one village may support services in a village nearby.
- 1.3 Significant development should be focused in locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes.

2. Local policy context and purpose of study

- 2.1 Several pieces of evidence have already been prepared, or are being prepared, in consideration of the above. However, there is a need to assess the sustainability of the settlements within the Borough to understand how our towns, villages and smaller settlements function at the moment. This will contribute to the wider decision to be made regarding the LPR's settlement strategy.
- 2.2 Bearing Fruits 2031, The Swale Borough Local Plan (the adopted Local Plan) identifies 34 towns and villages within the Borough which are defined by built-up area boundaries and within which, the principle of development is broadly accepted. There are a number of other, smaller, settlements without boundaries which are considered to be in the open countryside.
- 2.3 The adopted Local Plan splits these settlements into a tiered hierarchy identifying those which offer the best opportunities for sustainable development based on their access to services, facilities and employment opportunities. This can be viewed in Table 1 below or on page 45 of the adopted Local Plan.
- 2.4 This study reviews the existing settlement hierarchy by auditing the current provision of services and facilities in the Borough's settlements and recommending whether it should be taken forwards as is or re-structured. It also allows for the identification of settlements which may be at risk of stagnating or declining sustainability.
- 2.5 It is not the role of this study to identify the capacity of each settlement to grow or to advise on the likely quantum of growth which each settlement could accommodate. Service provision is not necessarily a fixed given and can evolve over time according to market forces or changing travel and service patterns, shopping trends and advances in technology. This study presents a snapshot in time of what is available

now and uses this information to inform a settlement hierarchy for consideration in the LPR.

Settlement tier	Role	Name of Settlement
1. Main Borough Urban Centre	All services and job opportunities. Good quality transport options. Primary focus for housing, retail, employment and other developments and for the concentration of principal public services and facilities. Likely to attract population from widest area.	Sittingbourne.
2. Other Borough Centres	Most services and job opportunities. Fair to good quality transport options. Smaller towns with a secondary focus for housing, retail, employment and other developments and concentration of principal or satellite public services and facilities. Likely to be acting as centres for their home and surrounding populations and close to other nearby smaller urban centres.	Faversham and Sheerness.
3. Other Urban Local Centres	Limited/variable range of local services at each, but in-combination providing a reasonable range. Variable quality transport options. Clusters of larger urban areas close to other Borough Centres. Likely to be the focus of developments seeking to meet the needs of their own and wider needs.	Minster and Halfway and Queenborough and Rushenden.
4. Rural Local Service Centres	Provides most or all of the following: primary health care, education, organised sport and recreational facilities, food and other shopping, pub, post office and place of worship. Mostly, accessible by frequent (hourly) bus and/or train services. Usually on main transport corridors which contributes to the range of services. Likely to be serving passing, home, visiting and surrounding rural populations for day to day services, with some sharing of services with nearby smaller settlements. Populations will travel to other centres for more major shopping, leisure and employment needs.	Boughton, Eastchurch, Iwade, Leysdown, Newington, Teynham.
5. Other villages with built-up area boundaries	A variety of settlements. The more sustainable provide: primary education, recreation area, a shop, and accessible by bus or train (of reasonable frequency). Currently less sustainable villages will be without one or more of these services, with little or no public transport or relatively remote from their nearest urban centre or main transport corridor. Single or occasional clusters of villages may contain limited day to day services for their home communities, whilst others lack these services or are only able to improve them with new investment. Populations will travel to other centres for more major shopping, leisure and employment needs, whilst less sustainable locations will need to travel to meet even day to day needs.	Bapchild, Bayview, Borden, Bredgar, Conyer, Doddington, Dunkirk, Eastling, Hartlip, Lewson Street, Lower Halstow, Lynsted, Neames Forstal, Newnham, Oare, Painter's Forstal, Rodmersham Green, Selling, Sheldwich Lees, Upchurch and Warden Bay.
6. The open countryside outside the built-up area boundaries	A variety of settlements, hamlets, ribbon development, clusters of buildings and isolated houses. Dependent on location, services limited or non-existent. Usually well away from transport corridors or of small and sporadic form. Some locations able to meet a very limited range of day to day services for their home communities, but many with no immediate access to these or a wider range of services.	All other remaining settlements and habitation without built-up area boundaries and other areas.

Table 1 – The settlement hierarchy in the adopted Local Plan.

3. Methodology

3.1 Although a common piece of evidence, there is no national guidance on how to undertake settlement hierarchy studies. The methodology used has been developed

considering the Swale Rural Sustainability Study 2011 and some more recent settlement studies carried out by other local authorities which have been successfully tested through local plan examinations. The methodology is set out in 4 stages below.

Stage 1 – Identify the settlements to be reviewed

3.2 The first step in the process is to define the settlements being studied. This begins with those that have defined built-up area boundaries as set out within the adopted Local Plan. These can be seen in Table 2 below.

Settlements with built-up area boundaries			
Bapchild	Bayview	Borden	Boughton
Bredgar	Conyer	Doddington	Dunkirk
Eastchurch	Eastling	Faversham	Halfway
Hartlip	Iwade	Kingsborough Manor	Lewson Street
Leysdown	Lower Halstow	Lynsted	Minster
Neames Forstal	Newington	Newnham	Oare
Painters Forstal	Queenborough	Rodmersham Green	Rushenden
Selling	Sheerness	Sheldwich Lees	Sittingbourne
Teynham	Upchurch	Warden	

Table 2 – Settlements with built-up area boundaries in the adopted Local Plan.

3.3 Next, smaller settlements without a built-up area boundary but with a clearly identifiable nucleus of development are included. These can be seen in Table 3 below.

Settlements without built-up area boundaries			
Baddlesmere	Bobbing	Bobbing Hill	Chestnut Street
Danaway	Dargate	Goodnestone	Graveney
Hernhill	Milstead	Staplestreet	Throwley Forstal
Tunstall			

Table 3 – Settlements without built-up area boundaries in the adopted Local Plan.

3.4 Using this approach, most settlements within the Borough are included. However, there are a small number which are considered to small and/or sporadic in their form to be studied. These can be seen in Table 4 below.

Settlements not included			
Howt Green	Oad Street	Otterham Quay	Windmill Hill
Horsham Lane	Deerton Street	Hogbens Hill	Stalisfield Green
Kingsdown	Erriotwood	Leaveland	Throwley
Luddenham	Shellness	Brambledown	Warden Point
Eastchurch Cliffs			

Table 4 – Settlements not included in the study.

3.5 It should be noted that Ospringe is not studied separately due its boundary being contiguous with Faversham, with the services and facilities clearly being shared. Furthermore, an additional settlement is added which was not included in the 2011

study. Kingsborough Manor was in the very early stages of its development at the time but is now largely complete with its own defined built-up area boundary.

Stage 2 – Audit the services and facilities

3.6 The next stage is to carry out an audit of the services and facilities which are present in each settlement. The services and facilities logged as part of this audit are those considered to be of importance to the sustainable functioning of settlements. Traditionally, these include the following key services and facilities:

- Convenience stores
- Places of worship
- Recreation grounds
- Primary schools
- Village/community halls
- Public houses
- Pre-schools/nurseries
- Dentists
- Pharmacies
- GP surgeries/health centres

Additionally, the larger and most sustainable settlements would provide a fuller range of higher-order services and facilities including the following:

- Banks/post offices
- Libraries
- Supermarkets
- Leisure centres
- Colleges
- Secondary schools
- Hospitals/minor injury units

Finally, in the increasingly digital society that we live in, it is considered that access to fibre broadband enhance an area's sustainability credentials. This is likely to become increasingly the case as shopping patterns continue to change and the percentage of the population that works from home continues to rise.

Stage 3 – Audit of accessibility

3.7 Whilst a simple audit of services and facilities is an important part of reviewing the settlement hierarchy, a further analysis of accessibility is also considered to be necessary. This is because, for many smaller settlements, higher-order facilities and opportunities are unlikely to be present but it is the ease and ability to access such facilities elsewhere which becomes important in determining settlement sustainability. The following factors are therefore considered:

- Travel distance between the settlement and the nearest town providing most or all of the services and facilities.
- Availability of public transport (train and bus).

3.8 With regards to public transport, settlements are assessed to determine whether they have a good, fair, limited or no level of public transport accessibility. This takes into account frequency, hours of operation, destinations and walking distance to bus stops

and train stations. Clearly, more frequent services, for longer durations, are the most desirable. With regards to walking distances to stops and stations, there is limited national guidance on the matter. Planning for Walking (2000, 2015) and The Manual for Streets (2007) all suggest that the distances resulting in the most walking/cycling are 400m for bus stops and 800m for train stations. These have been widely adopted within planning policy.

3.9 Taking this into account, the level of public transport provision is defined by the following standards (to qualify for each tier of service quality, all of the requirements listed need to be met):

- Good:
 - 400m walking distance to a bus stop and 800m to a train station (subject to presence of an accessible, lit footpath)
 - At least 7am-7pm all day service (Monday to Saturday) with reduced service on evenings and Sundays
 - Minimum 30-minute daytime frequency
 - Presence of both bus and rail with multiple destinations
- Fair:
 - 800m walking distance to railway station or bus stop (subject to presence of accessible, lit footpath)
 - At least 8am-6pm service (Monday to Saturday) with reduced service on evenings and Sundays
 - 30-60 minute daytime frequency
- Limited:
 - 800m walking distance to railway station or bus stop (subject to presence of an accessible, lit footpath)
 - Less than 8am-6pm service Monday to Friday with limited or no service at the weekend
- None:
 - No regular bus or train service

3.10 The sources of the information collected through Stages 2 and 3 can be seen in the Table 5 below.

Data	Source
Hospitals, minor injury units, public houses, village/community halls, recreation grounds, supermarkets, convenience stores, banks	Swale Borough Council (SBC) mapping
Bus stops and timetables	Bus times website - https://bustimes.org/
GP surgeries, health centres, pharmacies, dentists	NHS website - www.nhs.uk/service-search
Leisure centres	SBC website - https://www.swale.gov.uk/leisure-centres/

Data	Source
Secondary schools, colleges, primary schools, nurseries, pre-schools, libraries	Kent County Council website - https://www.kent.gov.uk/
Post offices	Post office website - https://www.postoffice.co.uk/branch-finder?
Fibre broadband	U switch website - https://www.uswitch.com/broadband/postcode_checker/
Bus stops and timetables	Bus times website - https://bustimes.org/
Train stations and timetables	National rail website - https://ojp.nationalrail.co.uk/service/planjourney/search

Table 5 – Data sources

Stage 4 – Construction of hierarchy

3.11 The final stage of the study is to construct a settlement hierarchy taking into account the evidence collected at Stages 2 and 3. This includes a qualitative assessment with a summary of the features of each tier. The commentary includes general notes on employment. This allows consideration of any specific circumstances within each settlement not captured by the assessment thus far which may affect its suggested position within the hierarchy. It ensures that the hierarchy is not based purely on a scoring system which could have given rise to a crude and over-simplistic assessment.

4. The resulting hierarchy

4.1 Following the application of the methodology above, a settlement audit matrix has been compiled, a summary of which can be seen at Table 6 in Section 5. The full matrix can be seen in Table 7 at the end of the study. Using this, the settlements have been grouped into the hierarchy set out below. Recognising the settlement structure and pattern within the Borough, it is considered appropriate to keep a 6-tiered structure. Overall, the suggested settlement hierarchy has not changed from that in the adopted Local Plan.

4.2 Section 6 provide a summary of the features of each tier and the full settlement audit matrix at Table 7 provides further information about service provision in each settlement.

Swale Borough Settlement Hierarchy

Tier 1 – Principal town: Sittingbourne.

Tier 2 – Secondary towns: Faversham and Sheerness.

Tier 3 – Urban service centres: Minster & Halfway and Queenborough & Rushenden.

Tier 4 – Village service centres: Boughton, Eastchurch, Iwade, Leysdown, Newington and Teynham.

Tier 5 – Small villages: Bapchild, Bayview, Borden, Bredgar, Conyer, Doddington, Dunkirk, Eastling, Hartlip, Kingsborough Manor, Lewson Street, Lower Halstow, Lynsted, Neames Forstal, Newnham, Oare, Painters Forstal, Rodmersham Green, Selling, Sheldwich Lees, Upchurch and Warden Bay.

Tier 6 – The open countryside – Baddlesmere, Bobbing, Bobbing Hill, Chestnut Street, Danaway, Dargate, Goodnestone, Graveney, Hernhill, Milstead, Staplestreet, Throwley Forstal and Tunstall.

5. Settlement audit matrix

5.1 A summary of the settlement audit matrix used to build the settlement hierarchy can be seen in Table 6 below. The full matrix can be seen in Table 6 at the end of this study.

Tier	Settlement	Key services	Higher-order services	Public transport provision	Distance to nearest town (km)
1	Sittingbourne	11	7	Good	0
2	Faversham	11	7	Good	0
	Sheerness	11	6	Fair	0
3	Minster & Halfway	11	3	Fair	3.3
	Queenborough & Rushenden	10	2	Fair	5.3
4	Boughton	8	2	Fair	6.1
	Eastchurch	10	0	Limited	8.8
	Iwade	10	1	Fair	4.8
	Leysdown	7	1	Limited	15
	Newington	10	1	Fair	5.1
	Teynham	10	2	Fair	5.3
5	Bapchild	8	0	Fair	2.8
	Bayview	3	0	Limited	13
	Borden	6	0	Limited	2.7
	Bredgar	7	1	Limited	5.4
	Conyer	2	0	Limited	7.8
	Doddington	4	1	Limited	11
	Dunkirk	3	0	Fair	8.2
	Eastling	5	0	Limited	8.1
	Hartlip	7	0	Limited	7.9
	Kingsborough Manor	1	0	Limited	7.7
	Lewson Street	3	0	None	6.8
	Lower Halstow	7	0	Limited	8.9
	Lynsted	5	0	Limited	7.3
	Neames Forstal	2	0	Fair	6.8
	Newnham	3	0	Limited	9.1
	Oare	5	1	Limited	3
Painters Forstal	2	0	Limited	4.2	
Rodmersham Green	4	0	Limited	3	

Tier	Settlement	Key services	Higher-order services	Public transport provision	Distance to nearest town (km)
	Selling	6	1	None	7.1
	Sheldwich Lees	4	0	Limited	5.8
	Upchurch	9	1	Limited	9.6
	Warden	5	0	Limited	15
6	Baddlesmere	4	0	Limited	7.9
	Bobbing	6	0	Limited	3.8
	Bobbing Hill	1	0	Fair	3.1
	Chestnut Street	2	0	Limited	3.6
	Danaway	1	0	Limited	4.9
	Dargate	3	0	Limited	3.6
	Goodnestone	3	0	Limited	3.8
	Graveney	4	0	Limited	5.1
	Hernhill	7	0	Limited	7.1
	Milstead	4	0	None	6
	Staplestreet	2	0	Limited	6.1
	Throwley Forstal	3	0	None	9.5
Tunstall	4	0	Limited	3.1	

Table 6: Summary of the settlement audit matrix.

6. Summary

Key Findings

6.1 Tier 1 – Principal town

Sittingbourne remains at the top of the hierarchy, justified by it being the largest town in the Borough with the greatest range of services and facilities. These include all key and higher-order services and facilities including secondary schools, a college, a minor injuries unit and the Borough's main library. It holds the largest share of the Borough's population and economy with over 2000 employment units. There is a retail centre in the high street, Sittingbourne retail park and Princes Street retail park. It is also the location of the Eurolink industrial estate and Trinity trading estate. Kent Science Park is an important employer although it is situated away from the main town. The ongoing town centre regeneration has and is expanding the leisure and retail offer further with a cinema, hotel and restaurants. Sittingbourne is served by a train station and bus hub with the greatest and most frequent variety of destinations. It is the most sustainable settlement within the Borough.

6.2 Tier 2 – Secondary towns

Faversham and Sheerness, smaller than Sittingbourne, are unique in their identity and offer all of the key services and facilities and most of the higher-order ones too. Sheerness falls short of having its own hospital but benefits from that nearby at Minster. These towns also offer a wide range of employment, retail and leisure

facilities. Faversham, the Borough's smaller, market town, acts as a focal point for trade and services for the wider rural area here and has around 780 employment units. For the Isle of Sheppey, Sheerness is its main centre with an employment base in its high street and industry linked to the Port of Sheerness. There are around 430 employment units here. Public transport provision is good at Faversham, and fair at Sheerness but with connections to Sittingbourne. Away from Sittingbourne, these are the Borough's most sustainable locations.

6.3 Tier 3 – Urban service centres

Individually, the settlements within this tier are more limited in their range of services and facilities, although still having many of the key ones but at a lower frequency. However, due to their proximity to each other, Minster and Halfway and Queenborough and Rushenden combined create larger urban service centres which are able to support and be supported by their proximity to Sheerness and each other. There is an employment focus to the West of Minster, at Neatscourt retail park and around Queenborough Creek. Minster and Halfway have around 410 employment units and Queenborough and Rushenden have some 225. Public transport is more limited, although still fair with connections in and amongst each other and Sheerness.

6.4 Tier 4 – Rural service centres

The villages in this tier provide the majority of the following key services and facilities: GP surgeries, primary schools, recreational grounds, convenience stores, public houses, post offices and places of worship. Newington and Teynham have the highest level of services and facilities serving their communities as well as having train stations, but overall, public transport provision is fair or limited. They are more isolated from the strategic road network but generally closest to the main link roads in between (the A249 and the A2). Those on the eastern end of the island have less services and facilities but given the distance to the nearest town at Sheerness, act as local centres for their communities. Leysdown and the surround have a unique tourism offer but otherwise would benefit from more diverse employment opportunities, public transport improvements and support for local services. As a whole, the eastern end of the island has around 295 employment units. All of these villages are likely to serve their and the surrounding rural populations' day to day needs with some sharing of services with nearby smaller settlements. They will need to travel to other centres for a wider range of retail, leisure and employment needs.

6.5 Tier 5 – Small villages

These smaller villages vary in size and offer. The more sustainable provide primary schools, recreation grounds, convenience stores and have fair public transport provision. These include the likes of Upchurch, Bredgar and Bapchild. The less sustainable are without a few or most of the key services and facilities with limited or no public transport offer. A common theme for these villages, however, is their isolation from the nearest urban service centres and towns, as well as the main transport corridors to access these locations (the A249 and the A2). Even by foot,

there are not always suitable, lit footpaths for use. Single or occasional clusters of villages may contain enough services to meet the day to day needs for their own communities, whilst others would require investment to provide or improve them. Travel to the urban service centres and towns is necessary for many or most needs.

6.6 Tier 6 – The open countryside

The remainder of the Borough's settlements are without defined boundaries and form very small villages, hamlets, ribbon development, clusters of houses and isolated houses. Services and facilities here are extremely limited with public transport provision generally limited or non-existent. They are usually well away from the Borough's main transport corridors with poor foot links in and amongst them. Occasionally, a small range of day to day needs can be met but on the whole, there is no immediate access to a wider range of services, facilities and employment opportunities.

7. **Conclusion**

- 7.1 It has not been the role of this study to identify the capacity of each settlement to accommodate growth, or to advise on the quantum of growth which each settlement should accommodate. However, the Local Plan Review will define and implement a settlement strategy that is, in part, assisted by a settlement hierarchy that helps to guide the location of development, services and facilities and employment to the most sustainable locations, or to those which can be made sustainable with the appropriate investment.

Settlement	Healthcare			Education			Leisure/recreation and cultural						Utilities				Key services	Higher-order services	Total count	Public transport provision	Distance to nearest town (km)		
	Hospital/minor injuries unit	GP surgery/health centre	Pharmacy	Dentist	Secondary school	College	Primary school	Pre-school/Nursery	Public house	Village/community hall	Library	Leisure centre	Recreation ground	Place of worship	Supermarket	Convenience store						Bank/post office	Fibre broadband
Sittingbourne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	11	7	18	Good	0
Faversham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	11	7	18	Good	0
Sheerness	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	11	6	17	Fair	0
Minster	✓	✓	✓	✓	x	x	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓	✓	11	3	14	Fair	4.3
Queenborough	x	✓	✓	x	x	x	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓	✓	10	2	12	Fair	4.2
Teynham	x	✓	✓	x	x	x	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓	✓	10	2	12	Fair	5.3
Halfway	x	✓	✓	x	✓	x	✓	✓	x	✓	x	x	✓	✓	x	✓	✓	✓	9	2	11	Fair	2.4
Newington	x	✓	✓	x	x	x	✓	✓	✓	✓	x	x	✓	✓	x	✓	✓	✓	10	1	11	Fair	5.1
Iwade	x	✓	✓	x	x	x	✓	✓	✓	✓	x	x	✓	✓	x	✓	✓	✓	10	1	11	Fair	4.8
Boughton	x	✓	x	x	x	x	x	✓	✓	✓	x	x	✓	✓	x	✓	✓	✓	8	2	10	Fair	6.1
Eastchurch	x	✓	x	✓	x	x	✓	✓	✓	✓	x	x	✓	✓	x	✓	x	✓	10	0	10	Limited	8.8
Bapchild	x	x	x	x	x	x	✓	✓	✓	✓	x	x	✓	✓	x	✓	x	✓	8	0	8	Fair	2.8
Upchurch	x	✓	x	x	x	x	✓	✓	✓	✓	x	x	✓	✓	x	✓	✓	✓	9	1	10	Limited	9.6
Bredgar	x	x	x	x	x	x	✓	x	✓	✓	x	x	✓	✓	x	✓	✓	✓	7	1	8	Limited	5.4
Leysdown	x	✓	✓	x	x	x	✓	x	✓	x	x	x	✓	x	x	✓	✓	✓	7	1	8	Limited	15
Selling	x	x	x	x	x	x	✓	x	✓	✓	x	x	✓	✓	x	x	✓	✓	6	1	7	None	7.9

Settlement	Healthcare				Education				Leisure/recreation and cultural						Utilities				Higher-order services	Total count	Public transport provision	Distance to nearest town (km)	
	Hospital/minor injuries unit	GP surgery/health centre	Pharmacy	Dentist	Secondary school	College	Primary school	Pre-school/Nursery	Public house	Village/community hall	Library	Leisure centre	Recreation ground	Place of worship	Supermarket	Convenience store	Bank/post office	Fibre broadband					Key services
Bobbing	x	x	x	x	x	x	✓	x	✓	✓	x	x	x	✓	x	✓	x	✓	6	0	6	Limited	3.8
Hartlip	x	x	x	x	x	x	✓	✓	✓	✓	x	x	✓	✓	x	x	x	✓	7	0	7	Limited	7.9
Hernhill	x	x	x	x	x	x	✓	✓	✓	✓	x	x	✓	✓	x	x	x	✓	7	0	7	Limited	7.1
Lower Halstow	x	x	x	x	x	x	✓	x	✓	✓	x	x	✓	✓	x	✓	x	✓	7	0	7	Limited	8.9
Doddington	x	x	x	x	x	x	x	x	✓	x	x	x	✓	✓	x	x	✓	✓	4	1	5	Limited	11
Oare	x	x	x	x	x	x	x	x	✓	✓	x	x	✓	✓	x	x	✓	✓	5	1	6	Limited	3
Borden	x	x	x	x	x	x	✓	✓	✓	✓	x	x	x	✓	x	x	x	✓	6	0	6	Limited	2.7
Lynsted	x	x	x	x	x	x	✓	✓	✓	x	x	x	x	✓	x	x	x	✓	5	0	5	Limited	7.3
Warden	x	✓	x	x	x	x	x	✓	x	x	x	x	✓	x	x	✓	x	✓	5	0	5	Limited	15
Eastling	x	x	x	x	x	x	✓	x	✓	✓	x	x	x	✓	x	x	x	✓	5	0	5	Limited	8.1
Baddlesmere	x	x	x	x	x	x	x	x	✓	✓	x	x	x	✓	x	x	x	✓	4	0	4	Limited	7.9
Graveney	x	x	x	x	x	x	✓	x	x	✓	x	x	x	✓	x	x	x	✓	4	0	4	Limited	5.1
Milstead	x	x	x	x	x	x	✓	x	✓	x	x	x	x	✓	x	x	x	✓	4	0	4	None	6
Rushenden	x	x	x	x	x	x	x	✓	x	x	x	x	✓	x	x	✓	x	✓	4	0	4	Limited	6.3
Sheldwich Lees	x	x	x	x	x	x	✓	✓	x	x	x	x	x	✓	x	x	x	✓	4	0	4	Limited	5.8
Tunstall	x	x	x	x	x	x	✓	x	x	✓	x	x	x	✓	x	x	x	✓	4	0	4	Limited	3.1

Settlement	Healthcare				Education				Leisure/recreation and cultural						Utilities				Total count	Public transport provision	Distance to nearest town (km)		
	Hospital/minor injuries unit	GP surgery/health centre	Pharmacy	Dentist	Secondary school	College	Primary school	Pre-school/Nursery	Public house	Village/community hall	Library	Leisure centre	Recreation ground	Place of worship	Supermarket	Convenience store	Bank/post office	Fibre broadband				Key services	Higher-order services
Rodmersham Green	x	x	x	x	x	x	✓	x	✓	✓	x	x	x	x	x	x	x	✓	4	0	4	Limited	3
Dargate	x	x	x	x	x	x	x	x	✓	✓	x	x	x	x	x	x	x	✓	3	0	3	Limited	9.6
Dunkirk	x	x	x	x	x	x	x	x	✓	✓	x	x	x	x	x	x	x	✓	3	0	3	Fair	8.2
Lewson Street	x	x	x	x	x	x	x	x	✓	x	x	x	x	✓	x	x	x	✓	3	0	3	None	6.8
Newnham	x	x	x	x	x	x	x	x	✓	x	x	x	x	✓	x	x	x	✓	3	0	3	Limited	9.1
Bayview	x	x	x	x	x	x	✓	x	✓	x	x	x	x	x	x	x	x	✓	3	0	3	Limited	13
Goodnestone	x	x	x	x	x	x	✓	x	x	x	x	x	x	✓	x	x	x	✓	3	0	3	Limited	3.8
Neames Forstal	x	x	x	x	x	x	x	x	x	x	x	x	✓	x	x	x	x	✓	2	0	2	Fair	6.8
Throwley Forstal	x	x	x	x	x	x	x	x	x	x	x	x	✓	✓	x	x	x	✓	3	0	3	None	9.5
Chestnut Street	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	x	x	x	✓	2	0	2	Limited	3.6
Conyer	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	x	x	x	✓	2	0	2	Limited	7.8
Painters Forstal	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	x	x	x	✓	2	0	2	Limited	4.2
Staplestreet	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	x	x	x	✓	2	0	2	Limited	6.1
Bobbing Hill	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	✓	1	0	1	Fair	3.1
Danaway	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	✓	1	0	1	Limited	4.9

Settlement	Healthcare				Education			Leisure/recreation and cultural						Utilities				Public transport provision	Distance to nearest town (km)				
	Hospital/minor injuries unit	GP surgery/health centre	Pharmacy	Dentist	Secondary school	College	Primary school	Pre-school/Nursery	Public house	Village/community hall	Library	Leisure centre	Recreation ground	Place of worship	Supermarket	Convenience store	Bank/post office			Fibre broadband	Key services	Higher-order services	Total count
Kingsborough Manor	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	✓	1	0	1	Limited	7.7

Table 7 – Full settlement audit matrix