

Rural Master Plan as a Factor Intensifying the Suburbia Phenomenon (Case Study: Eslamabad Village, Rafsanjan)

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Abstract. Master plans have been compiled and executed in rural regions with the aim of organizing and improving the rural regions, establishing order, and developing the area in the determined framework. Master plan affects the social, economic, physical and environmental structure of the village directly or indirectly. These effects are obvious on the suburbia phenomenon as well. This research, which is applied regarding its goal, and descriptive-analytical regarding its nature and methodology, tries to answer this question whether executing rural master plan in the villages at the outskirts of the cities affects the suburbia phenomenon. The methodology in this research is case study by making use of compound strategies, and the librarian and field methods have been applied for collecting the information. The results of this study show that the cities' suburbia phenomenon, in regard with economic, cultural, physical and environmental factors, has a direct relationship with enjoying new services and industrialization, and factors such as increased urban services at the suburbs due to execution of master plans which to some how provides the urban services for the villages in a smaller scale by the aim of fair distribution of services, affect this phenomenon. In other words, by execution rural master plans, population stop in villages and their outskirts, especially small neighbouring villages, is increased, which is in turn a factor that intensifies the suburbia phenomenon around the cities, and villages disappearance in its true sense.

Keywords: Culture, Eslamabad village, Rafsanjan, rural master plan, suburbia, urban services

1. INTRODUCTION

Master plan enters the village as an external variable and affects its structures. These structures include the four physical, economic, social and environmental dimensions.

Master plan, with the basis of physical change, is considered to be a rural development process, since the main lines of such a plan form in the framework of some external or physical changes in the village. In this section, the initial movements towards preparing and executing master plans or rural improvement plans, which aim to distribute the services optimally and to provide a proper physical status in order to prepare the ground for improving the economic-social development process in the village, are studied (Aslani, 1999:223).

History of suburbia in the world, to some how, has its roots in the industrial revolution, and following that, with the growth and development of the cities. Both in the developed countries and in the developing countries, suburbia has been directly affected by the manner of industrialization of the cities. In the current developed countries, primarily the factories, due to the need to immediate sources, and transportation facilities were established inside the cities, and pulled the rural immigrants and poor urban classes into the city centres. By transferring the factories to the

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outside of cities, and developing suburbia for the society's average and high classes, poor people were left at the crowded and dirty urban centres, so that what we today call "suburbia" took place not at the outskirts the centres of big cities (Momtaz, 130:41-44). However, in the developing countries such as Iran, in which industry is not the product of endogenous development, but is imported, suburbia was led towards the outskirts of the cities from the very beginning (Piran, 119:1), and the immigrants from villages and small towns resided around the cities because of high price of urban lands. The beginning of this phenomenon in Iran almost returns to 49s, and especially after lands amendments which resulted in increased village-city immigrations. On the other hand, under the effect of changes taken place after revolution and by beginning of Iraq-Iran war, continue of the centralism policy resulted in continue of urbanization and following that in increased suburbia at the outskirts of the cities, and especially large cities.

According to the aforementioned generalities introducing the suburbia phenomenon and expressing the aims of executing rural master plans, this study tries to evaluate the effectiveness rate of rural master plans on intensifying the suburbia in Eslamabad village located at the central region of Rafsanjan city, Kerman province. In addition, this study tries to recognize the weak points of the rural master plan as an effective factor in suburbia, and apply the resulted findings in planning the future projects in rural regions, and in preventing suburbia in urban regions of the State by improving the effectiveness of such plans.

2. THEORETICAL FUNDAMENTALS:

A) Suburbia:

The concept of suburbia (suburbia) has different meanings and names, and often refers to the houses which lack primary facilities (Gruber et al, 2005:3). It seems that the first definition presented for suburbia returns to 1812, in which suburbia refers to crowded places and crime-prone centres. However, during 1830 to 1840, poor people were living in such places. In the classic period, suburbia referred to an infamous region differentiated from other regions. In this period, the reformers mainly agreed with Charles Booth who defined suburbia regions to a mix of old and worn-out houses, high population density, poverty and weakness. On the other hand, for the liberals of the nineteenth century, the moral dimensions of the issue were important. In their opinion, suburbia regions, more than anything other, were places with social residues, corrupt persons and crowded immoral centres. However, later the researches and authors in this area, presented a classic definition of suburbia: regions with high population density, poverty, informal houses, unequal access to healthy and piped water and unlawful seizure of lands; they ignored the defamations related to the Victorian era (Davis, 2004: 13). Schrader (2004) also refers to the informality characteristic of suburbia which is the result of the illegal residents' situation (Gruber, 2005:3).

Suburbia forms as a complicated social issue on a ground of interactions affected by many factors which their recognition is sometimes very difficult. With this regard, Paul Meadows considers immigration as the main factor of suburbia in the developing countries, and believes that in developing countries, large cities have suburbia regions. These cities are encountered with a great flood of rural immigrants who are stopped by the city. Some of prosperous immigrants can pass the golden gates of the city and match themselves to it. However, others can not adapt with the city and thus form suburbia regions behind the city's gates. Number and characteristics of people residing at the suburbia are different, and size of these suburbia regions depends on their environment and number of immigrants. In addition, suburbanites' culture and status are different with those of urbanites. Today, most of developing countries experience the rush of population movement from villages to cities. Unequal and imbalanced life level in villages and cities is one of factors which lead to suburbia.

Villagers' immigration to cities saturates the cities after a while, to the extent that the urban organizations and controller authorities would be unable to accept them. In addition, a number of

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villagers fail to adapt themselves with the urban environments and become absorbed to the outskirts (Zahed Zahedani, 1990). Theoretical discussions on villagers' immigration to cities have a long history, with a background returning almost to 1880s in which Ravenstein suggested his "laws of migration". According to these laws, immigrants travel from a region with fewer opportunities to a region with more opportunities. Choosing this region is done by considering the distance element, since the immigrant is inclined to immigrate to closer regions (Papeli Yazdi & Rajabi Sanajerdi, 2003: 223).

The "Theory of attraction and repulsion", which is also known as the theory of differences and attraction and repulsion, is based on the uncoordinated development of cities and villages and the conflict between these two human life styles (Taghavi, 1992: 60).

In his article entitled "The Theory of Immigration", Everett S. Lee (1966) suggested some points about immigration size, immigration mutual flow, and characteristics of immigrants. Lee believes that immigration is considered to be either permanent or temporary movement with no limitation for the distance and the optional or compulsory nature of this movement, and no difference between internal (domestic) or external (international) immigration. In his opinion, totally four main factors are involved in immigration that are factors in the source, factors in the target, obstacles in the immigration flow from source to target, and personal factors. In any source and target, there are some sets of positive factors (attractions) and negative factors (repulsions) which affect on a person's decision to stay in a region or to leave it. For instance, factors existing in the target including more educational facilities, more employment opportunities and higher income level in compare with the source stimulate the immigration. On the other hand, factors such as environmental pollution, high life expenses, and being far from family and native culture are among factors which repulse immigration. The immigrant makes his mind about immigration by comparing the attraction and repulsion factors in the source and target. Positive factors in the source keep the individual, and, in contrast, negative factors force the individual to immigrate. Zero is among neutral factors, that is, it is not included among attraction or repulsion factors. The gross size of immigration depends on the rate of positive and negative factors in the source and target. Other factors affecting immigration are personal factors, including the immigrant's age, sex, proficiency, race, political dependence and Ethnic affiliations (Papli Yazdi & Rajabi Sanajerdi, 2003: 229).

By considering immigration as a reason of suburbia growth and development, we can say that social participation and its quality are the consequences of suburbia. Participating in the affairs related to the city and neighbourhood are among the items which play a major role in improving life quality and environmental health. According to Milbrath and Goel, participation depends on four major factors that are motivation, social position, personal characteristics and the social/political environment. For instance, the more the individual encounters with political motivations, such as political discussions, or has access to political studies, the probability of his political participation is higher. Social position, which is assessed by education level, place of residence, class and ethnicity, is very effective on the rate of participation. Environment and background are also among the important factors.

B) Rural Master Plan:

Various theories and perspectives have been presented in the field of rural studies four of which are more common: ecologic perspective, physical perspective, centrality perspective or study of external relations, and applied perspective. According to the physical perspective, natural and human resources, without being equipped or preparation of the grounds and infrastructures required for using them, can not be considered as factors effective in the development process, and may not be applied in the rural development process. These infrastructures include rural development projects which have double impact on human resources development and preparation of proper ground for absorbing and maintaining these resources on one hand, and on providing the ground

required for facilitating the economic production and developmental activities on the other hand. In this regard, one of the most important plans, which has attracted the attentions after the Islamic Revolution in the field of villages' physical development projects, is rural master plan which is designed and executed by the main aim of providing the ground for village's revitalization and conductance, and by taking the physical, social and economic aspects into consideration. By considering the importance of this issue, it can be said that the rural master plan has been executed with the main aim of promoting the qualitative level and physical structure of rural regions, improving the social-economic status of villagers, and, finally, achieving development of villages throughout the Country. In fact, master plan is considered to be the most important official and legal document of developing rural regions, and a basic strategy for achieving rural development.

Generally, the bases of defining rural master plan are the revitalization projects which are prepared and executed by the aim of improving and amending the rural roads networks. Thus, the services description of rural master plan was provided under the effect of experiencing the revitalization projects and by a completely physical approach.

In a comprehensive definition, rural master plan can be said to be a plan which, while organizing and amending the existing context, determines the rate and location of future developments and manner of using lands for different usages such as residential, production, commercial and agricultural usages, and development of rural public installations, equipments and utilities based on the case in the framework of approvals of rural spaces and residences organizing plans or comprehensive regional plans. According to the said definition, this plan tries to prepare the development ground for the villages by considering the cultural, economic and social conditions, supplying fair facilities, conducting the physical status of the village, presenting housing improvement facilities, presenting public and environmental services, creating logical proportionality between the population and different residential, production and services usages required in the village, providing the ground for reducing the accidents and preparing the ground required for issuing title deeds for properties in the residential context of the village. Various developmental-physical projects are executed throughout the villages in the framework of rural master plan some of which include constructing and amending the sidewalks, roads and squares networks, developing green spaces, amending and covering the streams and water canals inside the village, constructing and completing flood wall and flood bank, preparing the lands predicted for the village's future development, constructing and completing Sewage disposal network and etc.

3. PROCESS AND QUALITY OF PLANNING MASTER PLANS:

Planning and designing process in master plan has been derived from a classic approach. In other words, it's a rural comprehensive planning and designing main characteristics of which are emphasizing on development of urban planning skills, downward planning, rational planning, emphasizing on making use of proficiencies and experts, paying attention to hardware, paying attention to the common principles of places, presenting an identical pattern, mere look to the term "development" (single version of patterns), and etc.

4. STUDYING THE POSITIVE AND NEGATIVE POINTS OF THE PLANS EXECUTED THROUGHOUT THE COUNTRY:

According to the results of the empirical studies, some of main problems of executing the improvement plans in the villages under study are destroying houses, widening the roads, lack of natives' participation, shortage of loans to be paid to the damaged units, prolonged time of the plan execution, not paying attention to the villages' needs, leaving the works uncompleted, and management problems. Another study, suggests some of the most important problems of executing master plans in rural regions as follows:

- 1- In preparing the plans, no applied and detailed attention has been paid to the environmental section.

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- 2- Usually, the effects of the suggested projects on the villages' environments are not predicted at the time of designing, and even they are neglected after execution.
- 3- Not involving the villagers in preparing the projects causes the consultants' and executers' neglecting the sensitivity of village's environment.
- 4- Weakness of management in protecting the physical achievements of master plan (including minerals, asphalt, watercourse and etc.), and not paying attention to the mechanisms required in this area, causes in severe damage or even breakdown of these achievements.

Azizpoor and Hosseini, in their study on the State's trend of physical changes, by emphasizing on rural master plan, found that Inconsistency in rural regulations and establishments, dominance of physical perspective, lack of a vertical relation between master plan and the upper projects, lack of ideational fundamentals, weakness in cognitive areas, shortage of financial resources for executing the plans, lack of flexibility in the plans, weak conformity of the plan with the beneficiaries' needs, and lack of proper notification are the most important problems of executing master plans in different rural regions of the Country.

Karimi Azari and Shamsi Yousofi, in their study, categorized the main problems of executing rural master plans in two category of physical problems (including inappropriate status of the roads, inappropriate status of surface waters' disposal, undesired physical face, old and worn-out rural buildings, lack of sport and recreational facilities in villages, and not paying attention to the valuable cultural context of the villages), and problems caused due to immigration of natives in villages under the master plan.

Foozooni Ardekani and Hayati evaluated and criticized the rural master plan in their research on Sepidan village of Fars. According to the findings of their research, some of the most important problems of executing master plan in the region under study include limitations of budget and executive credits, natives' low participation in paying their self-help share, villagers' unfamiliarity with the importance of the plan, unsystematic and incomplete execution of the plan by the contractors, lack of effective supervision of the competent organizations, inexperience and low proficiency of some contractors, not evaluating the villagers' needs, inconsistency of master plan with the upper plans, poor quality of construction materials used for constructing the residences, lack of cooperation of private and governmental organs in executing the plan, and destruction of the village's traditional context.

Rezaei et al, in their study, emphasized on the environmental problems of executing master plan in Sirin Dizej village of Oskoo city. According to the results of this study it was found that the most important environmental problems caused due to execution of rural master plan in Sirin Dizej village, In order of preference, include damaging animal and plant species in the area of plan execution, fatigue and destruction of natural views, spreading environmental pollution, especially weather pollution, due to lack of proper positioning for garbage and residue disposal in the village, damaging the water sources, flow of surface waters in some parts of the village, and destroying the soil in the execution area of the plan.

In another study, Long et al. evaluated the physical development in rural regions of China, and suggested the main problems and obstacles of executing physical development plans to be weakness in governmental policy making, lack of enough motivations for developing villages, imitating from urban plans, destroying the traditional context of the villages, shortage of financial resources for executing the physical development plans and projects, not paying enough attention to development of rural regions, too much emphasizing on industrialization and urbanization, traditional agricultural and income gap among urban and rural regions, dispersion of rural regions and their geographical status.

In a study Shijie et al. investigated the role of physical-infrastructure amendments in achieving balanced development of rural-urban regions. According to the results of this study, it was found that establishing and developing infrastructure amendments play a very critical role in achieving social-economic coordinated development between rural and urban regions. These findings indicated that management weakness, lack of enough credits, not supporting the villagers financially for establishing amendments, causing environmental problems and damaging nature of the village, existence of some technical problems in executing the plans, low participation of natives in some regions, and low familiarity of the plan executors with the social-cultural conditions of rural regions are among the most important problems of executing physical-infrastructure amendments, which result in reduced effectiveness of the activities.

This research is of inductive- inference type, with a conceptual pattern. According to the extended review of theoretical literature, previous researches, and components and indicators presented in these studies, a comprehensive list of variables and indicators related to the problems of executing master plans in rural regions was compiled. In the primary list, qualitative and theoretical indicators were categorized based on their conceptual proximity and homogeneity into five categories of environmental, physical, technical, management-planning, and knowledge-information problems, and the conceptual pattern of the research was drawn up accordingly.

Executive problems of master plan:

- physical
- technical
- management- planning
- knowledge- information
- environmental

5. RESEARCH HYPOTHESIS:

It seems that execution of the rural master plans in villages at the suburbs of the cities has affected the suburbia phenomenon.

6. INTRODUCTION THE SITE UNDER STUDY:

Eslamabad village is one of villages of Rafsanjan city, which has been located at Eslamieh in the central district of Rafsanjan.

This village is not far from the centre of the district and Rafsanjan city, and the rural context is completely connected to the urban context. According to the inquiries, the last southern passage of the village, located at the northwest of Rafsanjan, has been determined as the boundary between this village and Rafsanjan city.

This village is limited to Mohammadabad-e-no village after the pistachio orchards at its northern side, to Rafsanjan city at its southern side, and to Ahmadabad Razavi village and National Resources Lands at its western side.

From historical point of view, this village is more than 300 years old, that the reservoir and destroyed bath of the village, and also sayings of the local elders confirms this dating.

7. SOCIAL STUDIES:

Study of the Village's Population Changes in Different Census Periods:

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A) Study of Population:

Based on the statistics obtained from public censuses of population, housing and culture of villages of Rafsanjan during different census periods, population of Eslamabad was 549 persons in 1976 which reached 868 persons in 1986 by a 319 persons increase.

In census of 1996, again the population of Eslamabad increased and reached 1299 persons. It was a remarkable increase in compare with the previous census period.

In 2006, population of this village reached 3019 persons by a very significant increase. According to the statistics reported by the Health Centre, population of Eslamabad reached 3856 persons in 2012.

Table 2. Population of Eslamabad village

Year	1976	1986	1996	2006	2012
Population	549	868	1299	3019	3856

Source: Public censuses of population, housing and culture of villages of Rafsanjan

B) Growth Rate:

The growth rate of Eslamabad village during the years 1976 to 1986 was positive and by 4.7% which resulted in population increase of the village in compare with the year 1976.

In the next census period, the village's growth rate continued to be positive, in a way that during 1986 to 1996 the population increased by 1720 persons and had a growth rate of 4.1% in compare with the previous decade. In the next decade (1996-2006), the growth rate of the village was 8.8% which is considered to be the highest growth rate among the census periods of the village. In the final 6 years from 2006 to 2012, the growth rate was 4.2%.

C) Households number and size

According to the statistics resulted from public census of population, housing and culture of villages of Rafsanjan city, Eslamabad had 121 households in 1976, with the household size of 4.5 persons.

In 1986, number of households in this village reached 156, with size of 5.3 persons in each household, which had an increase in compare with the previous decade. In 1996, number of households reached 263 households with the size of 4.9 persons.

In 2006, number of households had a remarkable increase and reached 735 household with the size of 4.1 persons. According to the statistics of the Health Centre of the village, in 2012, number of households increased and reached to 1094 households with the size of 3.5 persons.

8. RATE OF IMMIGRATIONS TAKEN PLACE IN THE VILLAGE:

According to the information obtained from field surveys during the final three years, immigration changes of Eslamabad village were as follows:

- In 2010, no immigration took place to or from the village.
- In 2011, 58 persons entered the village and 13 persons immigrated from it.
- In 2012, 56 persons entered the village, but no one left the village.

During these three years, totally 127 immigrations took place out of which 114 cases were moving towards the village and 13 cases were leaving the village.

9. RESULTS OF THE FIELD STUDIES ARE AS FOLLOWS:

- A) Considering the execution of master plan in Eslamabad, this village is still able to accept population officially in the village area according to the village mayor's opinion (there are empty residential lands).
- B) By executing the master plan, usages were divided and defined, and accessibility to services, including health services (referring to treatment centres) was provided better than before, in a way that people are able to refer to these centres without any limitation. In addition, accessibility of suburbanites to these centres was provided with the least possible time.
- C) Unsystematic animal husbandry for maintaining and selling livestock as a source of income
- D) Pistachio processing was established in traditional form
- E) Jobs which cause suburbia, for instance, agriculture-related jobs, also resulted in suburbia formation with better and more stability. Finally, it can be said that, although we have promoted the services from the beginning of master plan execution, these services in turn resulted in attraction of population towards outskirts areas (areas of these services).

statistics show that in 1976 the population was 549 persons with zero suburbia, in 1686 the population was 868 persons with suburbia of about 0.01%, in 1996 the population of the village was 1299 persons with a suburbia population of 40 persons, and in 2006, by beginning of master plans, the population reached 3019 persons with a suburbia population of 91 persons. In the said year 22 households were added by an on-going increase. In 2014, the suburbia population increased by 20% in compare with the year 2012, and reached 109 persons.

10.DISCUSSION & CONCLUSION:

Studying the execution of rural master plans in the framework of the State's development projects for the rural regions shows that these plans, despite of the evolutionary trend they passed, have some problems and limitations in some particular grounds which stop them from achieving their goals and success. Accordingly, execution of the rural master plans has been turned to a factor which results in increased suburbia in the villages. The main problems of these plans may be defined directly or indirectly as follows:

- 1- Not involving the villagers in preparing the plans
- 2- Inconsistency in rural rules and establishments
- 3- Lack of flexibility in the plans
- 4- Lack of conformity between the plan and the villagers' needs
- 5- Lack of ideational fundamentals and weakness of cognitive context
- 6- Damaging animal and plant species in the area of plan site

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7- Imitating from urban plans and destroying the village's traditional context

8- Not paying attention to rural region and too much emphasizing on industrialization and urbanization

According to the above-mentioned issues and by analysing the propounded topics and field studies, it can be concluded that suburbia originates from the aforementioned factors, and this phenomenon has had an increasing and growing trend in Eslamabad village of Rafsanjan city.

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