



## **The Effect of Good Governance on Increasing the Quality of the Physical Environment of Rural Settlements (Case Study: Central District of Neyshabur County)**

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### **Abstract**

**Purpose-** In a good governance pattern with a broad participation of people, increasing self-reliance, pluralism, cooperation between actors, and the transfer of power to local levels can be key to solving the problem of rural development, increasing the quality of settlements and the quality of life of villagers; hence creating sustainable villages. Accordingly, the main purpose of this paper was to investigate the effect of good governance on the increase of the physical quality of rural settlements.

**Design/methodology/approach-** The present study is descriptive-analytic. Questionnaires were used to collect data. After applying the Cochran formula, 192 questionnaires were prepared. The population of this study is 13 villages with local managers in Neyshabur. In order to measure the purpose and analyze data, one-sample T-test, Pearson correlation and structural equation modeling using smart PLS software were used.

**Finding-** The results of the research showed that, based on the T-test, there was not a favorable situation in both good rural governance and physical quality of rural settlements. Based on Pearson's test, it was found that in the seven villages of Khanlogh, Sarachah, Bashnij, Mobarakeh, Bahrodi, Hoseinabad and Mirabad the relationship between good governance and physical quality of rural settlements was significant. The results of the PLS model also indicated that a good rural governance of 62% affects the improvement of the physical quality of rural settlements.

**Practical implications-** Proposals that can be effective in improving good governance practice in order to improve the physical quality of rural settlements include: informing and educating people about the principle of construction in villages, effort-making of local managers to attract the cooperation of relevant organizations to improve the physical quality of rural settlements, creating a suitable field for attracting people's conscious participation in improving their physical condition, creating coordination and interaction between local managers to solve physical problems in the village.

**Originality/value-** This study was innovative because it focused on the impact of good rural governance on the increase of the physical quality of rural settlements. In fact, in this research for each of these two variables, separate indices have been considered and the relationship between them has been evaluated.

**Key words:** Good governance, physical quality, rural settlement, Central District of Neyshabur County, PLS model.

**Paper type-** Scientific & Research. .

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## 1. Introduction

Over the past two decades, in developing countries, the physical growth and development of rural settlements, the development of structural processes and land used for the construction and reconstruction of rural settlements have been part of the agenda of the government (Australia's Ministry of Infrastructure and Rural Planning, 2011). On the other hand, the linkage of sustainability dimensions, especially social, institutional, economic and environmental sustainability, is a very important issue in the planning of sustainable development of rural areas. Thus, physical transformation is the first step in improving the performance of settlements. What in this regard is the need to pay attention to the physical aspect, is the disturbance of the physical condition of the rural areas and the damage to it. This is due to poor attention to good governance and inconsideration of local communities and institutions as the most important stakeholders in the preparation and implementation of various development plans in rural areas (Purtaheri, Eftekhari & Abbasi, 2013). Unfortunately, in most developing countries, this issue has been neglected due to the centralized government system, the severe weakness of local management and civil institutions, and so on. Iran is not far from this situation and this has also affected our planning and management system. Local communities do not actively participate in many development activities about their living environment, especially the rural environment, in various dimensions economic, social, environmental, physical, and so on. (Eftekhari, Badri, Pourtaheri, 2012). Hence, good governance, new management style and governance of a democratic society is one of the forms of management in today's societies that strives for governance, participation, accountability, responsibility and transparency, and can realize the physical development of settlements. Good governance, by involving people in the planning process, has turned passive people to active ones. A good governance pattern means involving people in their own issues and their fate, reaching collective agreement and considering the interests of all individuals and groups, and seeking to build local community-based organizations as a platform for facilitating active participation of local

people. According to the literature on governance, it can be concluded that the concept of good governance can solve the riddle of physical development in rural areas, increase the quality of settlements and life of the villagers, make rural development, increase the resistance and safety of buildings and elimination their basic needs, particularly access to services and facilities (Hataminezhad, Bazrafkan & Arwin, 2017). In fact, this approach is an attempt to find new solutions to the weaknesses and failures resulting from the high-down approach in rural development process and emphasizes the empowerment of local communities and the direct role they should play in the development of their community with the governmental and nongovernmental sectors (Chilima, Nkhoma & Charul Mulwafu, 2002). In other words, local people have the competence to run and manage rural development projects under the guidance and capacity building of governmental and nongovernmental institutions (Berkes, 2002). In this regard, the process of good rural governance is one of the effective factors to increase the physical quality of rural settlements. The nature of good governance activities in the sector of physical planning in rural areas requires both human resources and managers, in addition to knowledge, insight and technical skill. To have the knowledge, insight and communicative, social and participatory skills, to be able to formulate groups of intellectual and cooperative work and believe in the power of people and popular institutions of the rural areas as a strategic element, as well as to facilitate participation in the implementation of physical development plans and to establish a proper relationship between the real needs of local residents and designers and planners' are all required (Gani & Duncan, 2007). Thus, it can be said that a good governance with the broad participation of the people, increasing self-reliance, pluralism, cooperation between actors, the transfer of power to local levels, and the establishment of effective and efficient institutions in the environment will realize physical rural development (Hataminezhad, et al., 2017). According to the presentations about the importance of good rural governance in providing rural participation, respect for justice and equality, efficiency and effectiveness in developing various physical aspects of rural settlements and, on the other hand, inappropriate physical status of rural settlements in rural areas Neyshabour County, it is

necessary to study to investigate the relationship between good governance and improving the quality of rural settlements. Therefore, the present research seeks to answer this question: How does the application of the good governance process in villages of the Central District of Neyshabur County affect the quality of the physical environment of rural settlements?

## 2. Research Theoretical Literature

**Good governance** - Governance in rural areas is the borderline between the government and the civil society and also implies the participation of governments, private companies, citizens and local communities for the design and implementation of economic policies and social and physical reforms (Cheshire, Higgins & Lawrence, 2006). One of the regional dimensions of governance is a local government that refers to the quality of local affairs in urban and rural areas (Margre & Bertrana, 2004). What determines the locality of the governorate is the extent to which local residents and actors participate effectively in defining local aspirations and common efforts to realize the goals and aspirations of the local community (Kempen & Dekker, 2004). In this regard, in order to prevent wasting of resources and engage people in the development and communication of rulers and people, governance become more important day to day (Mafunisa, 2004). Indeed, in every society when looking for a sustainable development solution, good governance is always introduced as a vital tool for promoting sustainable development (Kardos, 2012). In sum, sustainable rural development is a comprehensive and multidimensional process, which one of its dimensions is rural settlement. The goal of rural management in a good governance is to move in order to reach the desired status using the potential of the village, which is in line with the improvement of the rural community (Taleb, 1997). The physical dimension of the village can also be considered as the most important structural elements of rural development in order to improve the physical quality of rural settlements (Badri, Akbarianronizi & Ghasabi, 2014). Generally, good governance is based on complex networks of interdependent actors, which belong to the general, pseudo-public, private, voluntary, and social sectors (Bovaird, 2005). In general, good rural governance can be considered the tipping point of rural management, since this approach, with an

emphasis on local identity and local governance, will become a widespread field of action for villagers and local institutions and increased their power of action (Carlsson & Berkes, 2005). Indeed, good rural governance with features such as decentralization, self-regulation, local participation, local legitimacy, local development and local self-governance can play an effective role in finding new solutions to the weaknesses and failures of the up-and-down rural development process (Morrison, 2014). Hence, good rural governance is a prerequisite for sustainable rural development. In sum, good governance with its specific indicators and components, such as participation, justice, etc., represents the ability to undertake fundamental reforms in rural areas, and in particular, to improve the physical quality of rural areas (Rahmani Fazli, Sadeghi & Alipourian, 2014). Good rural governance strives to adopt a democratic approach to governance, partnership, accountability, responsibility and transparency, and can realize the physical development of rural settlements (Sojasi, Asfaram & Rahbari, 2016). In fact, good governance, with involving people in the planning process has turned passive people to active people and, considering the interests of all individuals and groups, it seeks to create a platform to facilitate the active participation of local people (Elmenofi, El Bilali & Berjan, 2014).

**Physical quality of rural settlements-** The natural habitat of a settlement and the changes made to it, such as buildings, streets, facilities and major structures, are considered as physical elements occupying space (Motie Langroudi, 2003). Providing proper physical elements and providing the necessary facilities for living in accordance with the conditions of time is one of the main factors in the survival of biological complexes, especially in rural areas (Hesamian Etemad & Haeri, 1984). The growth and physical expansion of rural settlements is a process that, in spite of the impact of existing structures, affects all systems and structures of the society directly or indirectly. For this reason, if this process does not flow properly, it leaves many adverse effects on the various components of the settlement. It is possible to grow and develop without control and without planning and increase the size of the village to several times, lack of public and recreational spaces, land and housing problems and environmental pollution such as air pollution, soil and water (Meshkini, Molai Gilichi & Khavarian

Garmsir, 2016). Physical quality is one of the principles of rural planning, which its purpose is to increase the desirability of physical spaces for work, life, recreation and social, economic and cultural functions (Saeydnia, 1999). In fact, the quality of residential settlements emphasizes the improvement of the quality and rural infrastructure, aesthetic and environmental of the village. In other words, physical development, in addition to an attempt to stimulate the evolution of the human environment, reflects the evolution of social life. Physical development attempts to direct social processes through the physical program (Taleshi & Bidkhory, 2012). In recent years, the planning and management of rural settlements have been considered in the agenda of rural development organizations and institutions in order to find the most favorable situation of compatibility between space and society. Based on this, all coherent and systematic activities that have been undertaken to organize and improve the physical environment of rural settlements which have been of interest to planners and managers (Alal-Hassabi & Abdumajiri, 2012). In fact, the planners are trying to provide a suitable platform to increase the physical quality of rural settlements and to try to find an appropriate approach to rural development, identifying opportunities, challenges, strengths and weaknesses, and the possibilities for comprehensive and sustainable physical development in rural areas in their program. Achieving the physical quality of rural settlements requires a new management and a new approach to physical development management. A good governance pattern as an appropriate approach that provides the context for people's involvement in the planning process from decision-making to implementation, and the ultimate goal of sustainable development is a good model for managing physical development in rural areas (Badri, et al., 2014). Therefore, the use of participatory and interactive methods and healthy competition in a good rural governance is a fundamental principle for achieving the goals of rural development in all aspects, especially the physical dimension, which has four dimensions in terms of management: Interact Rural Islamic Council and Rural Administration with each other; The interaction of Rural Islamic Council and Rural Administration with the governmental and civil institutions, especially in the physical dimension with the Islamic Revolution Housing Foundation,

consulting engineers and indigenous architects; Interact Rural Islamic Council and Rural Administration with people; and the engagement of the council with nongovernmental organization and the market or business environment (Eftekhari, Badri & Pourtaheri, 2012).

In sum, according to the presented materials, in recent years, due to the increasing growth in challenges and problems in rural areas the role of local managers in better management of villages and reducing physical problems in rural areas has been addressed through attracting people's participation. In fact, local managers, in the form of a good rural governance model, through raising the awareness of villagers in the field of building regulations, considering villagers' views on physical plans, efforts to get involved with the institutions, providing villagers with the necessary training and familiarization with the weaknesses and the strengths of the physical condition of their village, can have an impact on improving the quality of life and increasing the physical quality of rural settlements.

According to the literature, several studies have been carried out on good governance and the evaluation of good rural governance. Also, most of the research related to the physical quality of rural settlements was limited to the study of the effects of rural conductor projects and rural housing projects. Therefore, it can be said that effect of good governance on increasing the physical quality of rural settlements is a topic that has been neglected. Therefore, in this research, we tried to investigate the relationship between the two variables of good rural governance and the physical quality of rural settlements.

Güney (2017) explores the relationship between governance and sustainable development. The results of the study indicate that governance is affected by variables such as political stability, lack of violence, efficiency and effectiveness, quality in monitoring, and control of corruption on achieving sustainable development. Also, governance can be effective through participation, accountability, transparency, and criticism in achieving all dimensions of sustainable development (social, economic, environmental and physical).

Yousaf,Ihsan, and Ellahi (2016) studied the impact of good governance on the trust of residents in Pakistan. They concluded that there is a positive causal relationship between good governance and the trust of residents. In fact, good governance has



gained people's trust by modifying sovereignty and being accountable to the people.

[Sebudubudu \(2010\)](#) examined the impact of good governance on development and poverty in Africa. The results of the research revealed that good governance has a significant impact on the achievement of societies in the development and reduction of poverty. In fact, local managers can play an effective role in boosting development and reducing poverty in these areas, through taking into account the needs of the majority of residents and their involvement in the decision-making process.

[Hataminezhad, et al. \(2017\)](#) and [Sojasi, et al. \(2016\)](#) examined the good governance role of reducing the vulnerability of housing. The results of their research showed that good governance is the most effective, lowest cost and the most stable management methodology that focuses on management based on democratic development and responsiveness to the needs of all stakeholders. The existence of sustainable environments in the three dimensions requires a strong and efficient management that seems good rural governance to be able to play such a role. Good governance can with people's empowerment lead to sustainable development and be followed by buildings that are resistant to potential dangers. [Rahmani Fazli, et al. \(2015\)](#) and [Ghadermarzi and Jemini \(2018\)](#) concluded that rural governance is a new process that, by having different principles and criteria from the approaches proposed in its pre-rural rural management system empowers rural residents in different fields. Generally, a good rural governance approach is based on the belief in democracy, pluralism, and civil society. [Badri, et al. \(2014\)](#)

demonstrated that due to the proper interactions and communication between local management and a set of authorities and institutions, they are able to play an effective role in the physical development process of rural settlements. The adoption of participatory approach and the involvement of local administrators in the preparation and implementation of rural physical plans are indisputable imperatives for the success of more physical interventions in rural areas.

In general, several studies have been conducted in the field of good governance, and in some studies, the relationship between good governance and the reduction of housing vulnerabilities has been considered. But in these studies, the relationship between good governance and the increase in the physical quality of rural settlements has not been taken into account. Therefore, in the present study, we try to investigate the relationship between good rural governance and the improvement of the physical quality of rural settlements.

### 3. Research Methodology

#### 3.1 Geographical Scope of the Research

The research operational area is the villages in the Central District of Neyshabur County located in Khorasan Razavi province. The Central District in 1395 has been 239 rural settlements. These rural settlements have 341182 rural inhabitants and 107345 rural households. The Central District of Neyshabur County also has 5 villages. In this District 113 villages have Rural Islamic Council and Rural Administration. In [Figure 1](#), the location of the Neyshabur County and the Central District is shown.

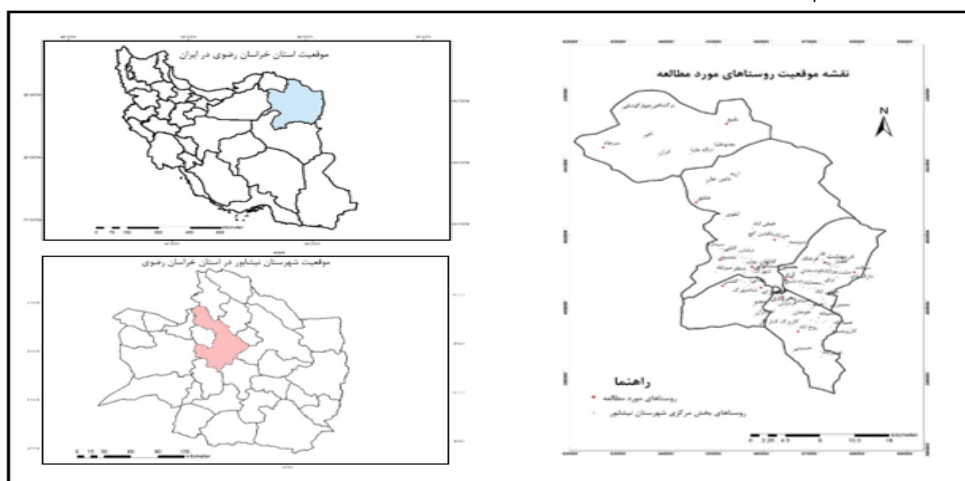


Figure 1. Location of the case study

**2.3. Methodology**

The present research based on the nature is from type of applied research and in terms of its purpose, has been from type of field-based analytical-descriptive research and completed a

questionnaire. The criteria presented in [Tables 1 and 2](#) are used to measure the research indices, including good rural governance and physical quality of rural settlements. Also, the Cronbach Alpha of each of the indicators is presented in [the table](#).

**Table 1. Good rural governance indicators**

(Source: Research findings using: [Rahmanifazli, et al., 2015](#); [Hataminezhad, et al., 2017](#); [Sojasi, et al., 2017](#))

Cronbach Alpha	Criteria	Indicator
0.769	Participation	Consultation with villagers, the amount of people's opinions on decision making, the extent of the impact of people's participation, the impact of villagers' assistance and the polling of villagers
0.713	Responsiveness	Responsibility of Authorities for their duties, Implementation of projects and projects without explanation of authorities, The extent of the effect of the people's protest and the extent of the description of the activities in the village
0.878	Accountability	The sense of accountability of local managers, The amount to acquaint people about village issues, Impact of managers' accountability, The amount of control and supervision appropriate for the construction of the village
0.700	Efficiency and effectiveness	The actions of village executives, The effort for cooperation with the Housing institute, The amount of investment and increase the skill to increase the quality of the physical environment of the village
0.777	Justice	Observance of justice and equality for all villagers, The fair distribution of resources and facilities, and the preference of collective interests on personal interests
0.740	Transparency	Empowering to villagers, Right to comment and access to information, Necessary training to villagers, Drafting clear and unambiguous rules and acquainting villagers from the provisions relating to rural construction
0.831	Socialism	The connection between different governmental and private sectors, Attention to the interests of the majority of groups and cooperation and alignment of managers with rural people
0.893	Legitimacy	The existence of a legitimate relationship between local decision makers and villagers, Existence of interaction and cooperation between local managers and villagers and the level of trust and confidence of villagers
0.834	Strategic insights	Provide short-term and long-term plans, Trying to solve the physical problems of villages, Efforts to improve the physical quality of the village and acquaintance with the strengths and weaknesses of the village

**Table 2. Indices of physical quality of rural settlements**

(Source: Research findings using: [Danaei et al., 2018](#); [Poortaheri et al., 2012](#); [Anabestani and Javanshiri, 2018](#); [Nazemi and Daroodi, 2013](#))

Cronbach Alpha	Criteria	Indicator
0.831	The quality of the residential environment	The existence of new homes, Durable and high quality, Existence proper heating and cooling system in residential units, The use of resistant materials in the construction of residential units, the status of space proportional to the number of family members, The quality of lighting of the house, the proper location of housing and the safety and convenience of access to the facilities of the village
0.745	The quality of the infrastructure	The status of the way of communication, the observance of road safety standards, access to appropriate means of transport, Quality of the existing pedestrian in villages, Access to credit and financial services, drinking water status, Access to public services (bakery, grocery stores) and the status of energy infrastructure (electricity and gas and telephone)
0.727	Quality of environment	The existence of trash exclusion location, Use of health methods of trash exclusion, Avoiding construction of houses in sloping lands, Avoid waste and contamination of water resources; prevent soil degradation and erosion; manage floods and exclusion of surface water;
0.820	Visual quality of the physical environment	The beauty of the environment and the physical texture of the village; the attraction of natural landscapes, Coordination of rural construction; Rural environment lighting, amiability of place; the beauty of the green space of the village, Crowded villages; legibility of the tissue and different paths of the village and the safety of the village passages.

To analyze the data, a single sample t test was used to determine the condition of good governance and physical quality of the study area and Pearson correlation was used to examine the significance of the relationship between good governance and physical quality in villages. Also, the structural equation model with partial least squares approach using Smart PLS software has been used to study the conceptual model of the research.

In this research, the level of analysis is the village. Its analysis unit includes households living in villages with local managers (Rural Islamic Council and Rural Administration). Considering the fact that in the Central District of Neyshabur County there are 113 villages with Rural Islamic Council and Rural Administration. Therefore, using the Cochran formula with a coefficient of

error of 0.25, the number of villages required for field study was determined 13 villages. Then, considering the situation of the villages in each sub-district (Figure 2), sample villages have been selected from all sub-districts. Also, due to the dispersion of villages at the district level, sample villages are selected in such a way that the whole surface of the district is scattered. Thus, according to the population of these 13 villages, using the Cochran formula and the coefficient of error of 0.07, 192 questionnaires were determined. And at least 9 questionnaires have been considered for each village, and then other questionnaires have been added based on the population of each village to the minimum number of questionnaires. The number of questionnaires for each village is given in the table below:

**Table 3. Introducing the statistical society and estimating the sample size in the studied villages**  
(Source: Statistics Center of Iran, 2017)

Sub-district	Rural	Population	Number of households	Sample size
Darbhazi	Bahrodi	574	175	13
Darbhazi	Rohabad	374	129	12
Reyvand	Golshan	350	111	12
Reyvand	Mobarakeh	1335	380	19
Fazl	Hoseynabad	546	161	13
Fazl	Darbehesht	196	64	10
Fazl	Soghand	199	84	11
Mazol	Khanlogh	379	124	12
Mazol	Mirabad	2646	848	29
Mazol	Sangoni	274	97	11
Mazol	Bashnij	782	245	15
Binalod	Sarchah	1951	596	24
Binalod	Baghie	321	91	11
Total		9927	3105	192

#### 4. Research findings

The descriptive information extracted from the questionnaire shows that 53.9% of respondents aged 20-30 years old, 34.7% had a diploma education and 38.3% of respondents had an agricultural occupation.

##### 4.1. Status of good rural governance indicators in the region

According to the findings (Table 5), it can be said that since the significance level of all indices is

below 0.05 and also the average of all indicators is less than 3, it should be acknowledged that the good governance situation in the Central District of Neyshabur County is not favorable. In fact, the results of this test indicate that the villagers are not satisfied from the performance of local managers (Rural Islamic Council and Rural Administration) in the studied villages, and good rural governance in the study area is far from its criteria and indicators.

**Table 5. Results of one-sample T test for good rural governance indicators**  
(Source: Research findings, 2018)

Indicator	t	Average	Degrees of freedom	Significance level
Participation	-15.133	2.1917	191	.000
Responsiveness	-20.995	2.0469	191	.000

**Table 5**

Indicator	t	Average	Degrees of freedom	Significance level
Accountability	-7.535	2.4833	191	.000
Efficiency and effectiveness	-16.726	1.8932	191	.000
Justice	-18.664	1.7951	191	.000
Transparency	-16.757	1.9917	191	.000
Socialism	-14.053	2.0556	191	.000
Legitimacy	-14.212	1.9583	191	.000
Strategic insights	-8.343	2.2448	191	.000
Good governance	-18.515	2.0734	191	.000

**4. 2. Survey of the quality of the physical environment of the villages of the region**

According to the results of [Table 6](#), it can be said that since the significance level of all indices is below 0.05 and also the average of all indices is less than 3, it should be noted that the physical quality condition of the studied area is inappropriate. Reasons that can be made for inappropriate physical quality in the study area include: unfamiliarity of the villagers with building regulations, lack of education of villagers in the field of constructive housing construction, inadequate attention of local managers on the physical condition of rural areas, Also, the lack of attention of relevant government agencies (Housing Foundation) and the lack of attention of planners and policymakers to the physical condition of rural settlements in rural development programs. The results also indicate that among the indicators, the visual quality of physical environment index is more inappropriate to other indicators. From the reasons for this case can be pointed to the lack of necessary specialization of local managers in the field of beautification and improvement of the visual quality of the villages, unfamiliarity of the villagers with the visual quality of the village, as well as their lack of priority in rural development programs. In this case can be said that the indicators studied in terms of physical quality of rural settlements are far from the standards.

**Table 6. The results of one-sample t test for physical quality of rural environment indicators**  
(Source: Research findings, 2018)

Indicator	t	Average	Degrees of freedom	Significance level
The quality of the residential environment	-3.326	2.7708	191	.001
The quality of the infrastructure	-6.279	2.6224	191	.000
Quality of environment	-7.774	2.4635	191	.000
Visual quality of the physical environment	-10.732	2.2917	191	.000
The physical quality of rural settlements	-9.153	2.5371	191	.000

**4. 3. Spatial analysis of the relationship between governance and the physical quality of environment of villages**

According to the results of the Pearson test in [Table 7](#), since the significance level of 7 villages, including Khanlogh, Sarachah, Bashnij, Mobarakeh, Bahrodi, Hoseynabad and Mirabad villages, is below 0.05. Therefore, it can be said that in these villages there is a significant relationship between good rural governance and physical quality of settlements. This means that the improvement of good governance in these villages leads to increased physical quality. In fact, it can be said that local managers, through the Participation of villagers, apply people's views on physical

programs, efforts to cooperate with the Housing Foundation, increasing the skills of the villagers in order to improve the physical quality level of rural through education and knowing the points of weaknesses and strengths of the village can help to improve the physical quality of rural settlements in the form of good rural governance. The results of the [table](#) also indicate that in more than 50% of the studied villages, there is a relationship between good rural governance and the physical quality of settlements. Considering that the total significance level in the study area is below 0.05, we can say that the research hypothesis is accepted. This means that good rural governance affects the physical quality of rural settlements. The results of



the table also indicate that physical quality changes to 55% can be affected by good rural governance. In addition, it seems that in villages where the relationship between good governance and the physical quality of rural settlements is not

significance due to the very poor performance of local managers in the field of physical condition of rural settlements and the unfamiliarity of villagers with the duties of local managers.

**Table 7. The results of the correlation between good governance and the quality of the physical environment of the villages**

(Source: Research findings, 2018)

Rural	Pearson Correlation	Significance level	Test result
Golshan	0.299	0.345	Not Significant
Sangoni	0.411	0.209	Not Significant
Baghie	0.451	0.164	Not Significant
Khanlogh	0.624	0.30	Significant
Sarchah	0.589	0.12	Significant
Bashnij	0.509	0.32	Significant
Mobarakeh	0.567	0.11	Significant
Bahrodi	0.615	0.25	Significant
Darbehesht	0.399	0.254	Not Significant
Soghand	0.215	0.526	Not Significant
Hoseynabad	0.783	0.002	Significant
Mirabad	0.624	0.000	Significant
Rohabad	0.398	0.201	Not Significant
Total	0.551	0.000	Significant

**4. 4. Analysis of the Effect of Rural Governance on the Quality of the Physical Environment of Villages Using Structural Equation Model**

Reliability - The PLS model is measured by three criteria: 1) Cronbach’s alpha, 2) composite reliability, 3) coefficients of factor load (Davari and Rezazadeh, 2017: 79). The value of the

composite reliability index and Cronbach's alpha should be more than 0.7. As shown in Table 8, the composite reliability and Cronbach's alpha coefficient for all indices are higher than 0.7. Since the higher the Cronbach's alpha and the composite reliability of 0.7, it means fitting the model. Therefore, based on these two criteria can be said that proper fit and internal consistency of the model is confirmed.

**Table 8. Model reliability, research indicators**

(Source: Research findings, 2018)

Good governance indicators	composite reliability	Cronbach's alpha
Accountability	0.783	0.656
Efficiency and effectiveness	0.825	0.719
Strategic insights	0.892	0.840
Justice	0.863	0.689
Legitimacy	0.825	0.676
Participation	0.682	0.334
Responsiveness	0.713	0.227
Socialism	0.764	0.532
Transparency	0.829	0.742
Physical quality indicators	composite reliability	Cronbach's alpha
Quality of environment	0.796	0.728
The quality of the residential environment	0.871	0.832
Visual quality of the physical environment	0.872	0.830
The quality of the infrastructure	0.849	0.803

Convergent validity- In the next step, we measure the reliability of the model based on the coefficients of factor load. If the hidden variables have factor load less than 0.5, they do not have the importance to measure. Therefore, they should be eliminated from analysis process. And then the remaining hidden variables are used in model analysis. Thus, in the first stage of the implementation of the model, the questions (5) and

(6) of the quality of the infrastructure, (7) the visual quality of the physical environment index, (3) the Justice index, (1) and (2) the responsiveness index, (5) and (4) The participation index was less than 0.5, therefore, from the model was deleted and again coefficients of factor load for other questions was calculated and the output of the modified model is shown in Fig. 2.

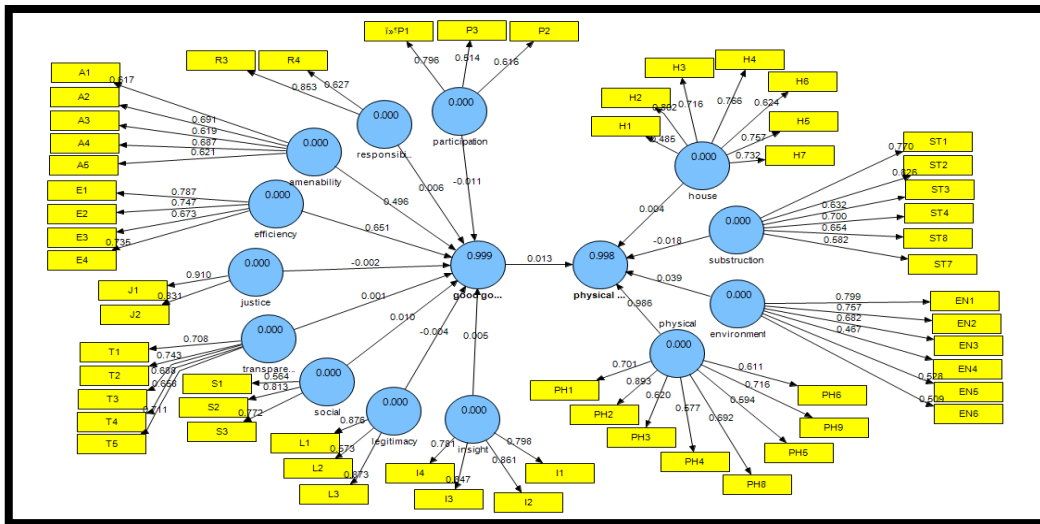


Figure 2. Modified research mode  
(Source: Research findings, 2018)

The AVE<sup>1</sup> criterion is used to measure the convergent validity in the PLS model. For this criterion, the critical value is set to 0.4; this means that the AVE value above 0.4 is an acceptable

convergent validity. As shown in Table 9, all of the AVE values for research indicators are greater than 0.4 and this suggests that the convergent validity of the questionnaire is acceptable.

Table 9. Average Variance Extracted indices  
(Source: Research findings, 2018)

Good governance indicators	AVE
Accountability	0.419953
Efficiency and effectiveness	0.542641
Strategic insights	0.676088
Justice	0.759433
Legitimacy	0.619531
Participation	0.425916
Responsiveness	0.560347
Socialism	0.525280
Transparency	0.492911
Physical quality indicators	AVE
Quality of environment	0.405133
The quality of the residential environment	0.496765
Visual quality of the physical environment	0.465352
The quality of the infrastructure	0.488304

1 Average Variance Extracted

The Fornell and Larker method- an important criterion used to measure divergent validity, An important criterion used to measure divergent validity is the Fornell and Larker method, in which relationship rate of a structure to its indices is comparable to relationship that structure with other structures; so that a divergent validity of acceptable of a model indicates that a structure in a model interacts more with its indexes than with other structures. In fact, when divergent validity is at an

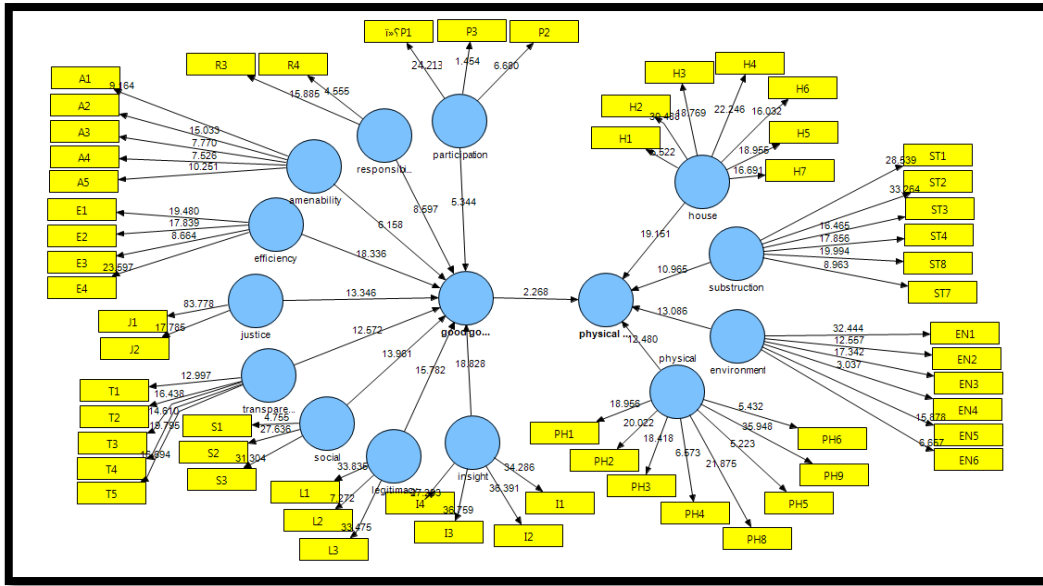
acceptable level that the AVE rotational value for each structure is greater than the communal variance of between the structure and other structures in the model (Davari and Rezazadeh, 2017: 84). As shown in Table 10, in the table diameter, the AVE value for all indices is calculated, and all the numbers inserted in the original table diameter are greater than the its lower values, therefore, it can be said that the model has an acceptable divergent validity.

**Table 10. Divergent Validity Matrix by Fornel and Larker**  
(Source: Research findings, 2018)

	Accountability	Efficiency and effectiveness	Quality of environment	The quality of the residential environment	Strategic insights	Justice	Legitimacy	Participation	Visual quality of the physical	Responsiveness	Socialism	The quality of the infrastructure	Transparency
Accountability	0.647												
Efficiency and effectiveness	0.498	0.850											
Quality of environment	0.111	0.349	0.646										
The quality of the residential environment	0.139	0.423	0.640	0.704									
Strategic insights	0.503	0.756	0.160	0.322	0.822								
Justice	0.432	0.782	0.296	0.384	0.663	0.871							
Legitimacy	0.468	0.804	0.503	0.489	0.739	0.737	0.787						
Participation	0.588	0.442	0.160	0.106	0.270	0.303	0.470	0.653					
Visual quality of the physical	0.214	0.492	0.385	0.357	0.504	0.452	0.528	0.087	0.682				
Responsiveness	0.514	0.571	0.201	0.374	0.511	0.382	0.584	0.460	0.275	0.749			
Socialism	0.358	0.744	0.375	0.466	0.679	0.632	0.835	0.269	0.575	0.528	0.725		
The quality of the infrastructure	0.345	0.434	0.303	0.508	0.598	0.307	0.446	0.084	0.550	0.453	0.519	0.670	
Transparency	0.398	0.726	0.311	0.380	0.755	0.645	0.755	0.361	0.454	0.482	0.687	0.518	0.702

The fitting of the structural model using the t Value is such that these values should be greater than 1.96 to be confirmed at 95% confidence level. According to Fig. 3, since the T Value for all

indices is higher than 1.96, it indicates that the path is significant and the structural model is appropriate.



**Figure 3. Significance coefficient of research indices**  
(Source: Research findings, 2018)

GOF Criterion- The only criterion for assessing the general fit of the model in Partial Least Squares is the GOF criterion. The values of 0.01, 0.25 and 0.36 are presented as weak, moderate and strong values for this criterion. (Davari, Rezazadeh, 2017: 153). This criterion is calculated by the following formula:

$$GOF = \sqrt{Communalities * \bar{R}^2}$$

$$= \sqrt{0.503 * 0.601} = 0.564$$

The gain of 0.56 for the GOF criterion is indicative of a strong overall model fit.

**Table 11. Results of Structural Model Research**  
(Source: Research findings, 2018)

Dimensions	Indicators	Path coefficient	T value	Test result
Good rural governance	Accountability	0.629	6.158	Significant
	Efficiency and effectiveness	0.912	18.336	Significant
	Strategic insights	0.882	18.828	Significant
	Justice	0.802	13.346	Significant
	Legitimacy	0.915	15.782	Significant
	Participation	0.544	5.344	Significant
	Responsiveness	0.661	8.597	Significant
	Socialism	0.836	13.782	Significant
Physical quality of settlement	Transparency	0.867	12.572	Significant
	Quality of environment	0.715	13.086	Significant
	The quality of the residential environment	0.851	19.151	Significant
	Visual quality of the physical environment	0.755	12.480	Significant
	The quality of the infrastructure	0.751	10.965	Significant

According to the results presented in Table 11, it can be said since the calculated value of the T value for the participation index is higher than 1.96, it is

effective in good rural governance, but since the path coefficient of this index is 0.554, this value compared with to other indicators is less, so it



should be said that it has the least impact on good rural governance. Similarly, responsiveness and accountability indicators with a path coefficient of 0.661 and 0.629 after the participation is in the next category influence on good rural governance. Generally, the accountability of local managers to the people and the full description of the plans and activities that are implemented in the villages can in some way affect the trust between people and local executives and consequently government organizations. As well as the accountability of local managers for their duties and responsibilities and informing people about the problems that are in the physical sector of rural, is an important factor in bringing villagers into the process of participation and decision making, which together all of these will have a direct impact on performance improvement of good rural governance. In the study of the effect of the justice index with the path coefficient of 0.802 and the T value of 13.346, it was determined that the justice index has a significant and positive effect on good rural governance. Local administrators can have a great influence on the activation of deprived villages and creating the field for the participation of this group in planning and decision making, through fairness and equality in the implementation of laws, the establishment of justice in the distribution of resources and the preference of collective interests on their personal interests. Socialism with the path coefficient of 0.836 and T value of 13.782 is among the indicators that has a great influence on good rural governance. In fact, local administrators share people in planning and implementation of rural projects through communication between the various government, private sectors and villagers, as well as Contemplation with rural people in the physical plans, which prevents the loss of resources and facilities. In sum, not only the improvement of improvement good governance, but also increases the physical quality of rural settlements. The path coefficient of 0.867 and the T value of 12.572 t, in examining the effect of the transparency index, indicate that transparency index has a significant effect on good governance. Providing background for peoples' right to comment and access to information necessary for physical development of rural as well as education to villagers, drafting clear rules and informing villagers about the existing rural construction legislation, closely related have with the participation of villagers and creating a

trust and confidence ratio government organizations. This kind of informed participation makes the villagers involved with more interest and attachment in these plans, which brings sustainable rural development in the long time. Strategic insights index has a positive and significant effect on good rural governance with a path coefficient of 0.882 and a T value of 18.828. In fact, local managers can have a great influence on increasing the physical quality of their village settlements by familiarizing with the strengths and weaknesses points of the physical condition of the village and providing short-term and long-term plans for solving physical problems using local forces in the village. Legitimacy index with path coefficient 0.915 and T value 15.782, also the efficiency and effectiveness index with path coefficient 0.912 and T value 18.336 have the most impact on good rural governance. Local managers, through the creation of a legal interaction between authorities, local decision makers and villagers, trying to create trust and confidence in villagers in the field of physical development plans (legitimacy), efforts to receive Cooperation with relevant organizations (Housing Foundation), attracting capital to improve physical quality and Also, increasing the skills of villagers through diverse training (efficiency and effectiveness) can have a significant effect on improving the physical quality of rural settlements and improving the good rural governance. . The calculated path coefficient for physical quality of rural settlements Indicators indicates that all indicators including environmental quality with path coefficient of 0.715, residential environment quality with path coefficient of 0.851, visual quality of the physical environment with path coefficient of 0.755 and the quality of infrastructure with path coefficient of 0.751 have impact significant and positive. In general can be said that increasing the quality of all these indices has a significant effect on the improvement of the physical quality of rural settlements. Finally, according to the results of [Table 12](#), it can be said since T value is higher than 1.96, good rural governance has a significant and positive effect on the increase of the physical quality of rural settlements. Based on the path coefficient obtained, it should be acknowledged that good rural governance to 62 percent affects the physical quality of rural settlements.

**Table 12. The result of the research hypothesis test**

(Source: Research findings, 2018)

Hypothesis	Path coefficient	T value	Test result
Good rural governance led to increase in the physical quality of rural settlements.	0.619	2.268	significant

According to the content said, it can be concluded that good rural governance through informing the villagers, creating trust and confidence in government organizations and physical development projects and projects in villages, accountability for their duties, responsibility to the people, efforts to attract the cooperation of other organizations and creating the background for investment in the field of physical development in rural settlements and the necessary education for villagers can turn villagers from passive people to active ones and provide field for informed participation of villagers. This partnership not only misses resources and facilities, but also makes the villagers obliged to participate in planning, deciding and implementing physical development plans. Additionally, people who are selected as local managers should have enough education, and if possible, they have rural planning related education. Otherwise, the necessary training in rural management should be considered for them. Also, people who are elected as local managers have a great incentive to reduce the various problems in rural areas. All of these affect the improvement of the quality of the environment, residential environment, visual quality of the physical environment and the quality of the infrastructure, which eventually leads to an increase in the physical quality of rural settlements.

**5. Discussion and conclusion**

Due to the lack of attention to the principled construction of rural dwellings, the inappropriateness of the status of communication roads, the lack of coordination in rural constructions and the inappropriateness of existing pedestrian in the rural, all of these can be the result of the selection of inappropriate individuals as local managers, the unfamiliarity of local managers with the relevant laws and regulations, the lack of knowledge of the weaknesses and strengths points of rural areas, the neglect of people's opinions and protests, and the lack of priority of villagers' participation in planning and the implementation of plans and inadequate efforts to solve problems in villages, which has led to reduction in the physical

quality of rural settlements. Therefore, it is necessary to pay special attention to physical planning in order to improve the physical quality condition of rural settlements. One of the most important factors that can be effective in improving the physical quality of settlements is good rural governance. In fact, local managers, in the form of a good rural governance, can, with the participation of local people, increase the physical quality of rural settlements. In this research, the attempt was to study the relationship between good rural governance and increasing the physical quality of settlements. Findings of the research show that, on the basis of one-sample t test, both good rural governance and the physical of rural settlements of the study area are inappropriate. Also, spatial analysis through Pearson correlation measurements revealed relationship significant relationship between governance and the physical quality of the rural environments of the studied villages in 7 villages of Khanlogh, Sarachah, Bashnij, Mobarakeh, Bahrodi, Hoseynabad and Mirabad This means that with the improvement of good rural governance, the physical quality of rural settlements will also be improved. It seems that among the reasons that this connection is significant in the seven villages is the awareness of people about the duties and accountability of local managers, the participation of people in rural affairs, as well as the better performance of local managers in these villages than other villages. In villages where this relationship is not significant, is due to lack of awareness of the villagers about the duties of local managers and the very weak performance of local managers in solving problems. In fact, according to the results of the Pearson test, the correlation coefficient between good governance and physical quality of rural settlements is 0.55. This means that the physical quality of rural settlements in the Central District can be affected by 55% via good rural governance. The final results of the structural equation model with partial least squares approach also indicate that good rural governance has a significant and positive effect on the improvement of the physical

quality of rural settlements in the studied area. In fact, good rural governance has a 62% effect on improving the physical quality of rural settlements. In general, according to the results, it can be said that the research hypothesis that good rural governance would affect the improvement of the physical quality condition of rural settlements was accepted. The findings obtained in this study are consistent with those of [Sojasi, et al. \(2017\)](#), [Hataminezhad, et al. \(2017\)](#). Based on the results, the following suggestions can be presented to improve good governance in order to improve the physical quality of rural settlements:

- Choosing suitable people as local managers with sufficient education and if possible specialized in rural management.
- Local managers should as far as possible be local people in the village and have the necessary motivation to solve the physical problems of their village.
- Familiarity of local managers with rules and regulations.

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- Full awareness of local managers about their duties and accountability.
- Local managers' efforts to identify the strengths and weaknesses of the physical condition of the villages.
- Informing and educating people about the principles of constructing in the villages.
- Local managers' efforts to attract the cooperation of relevant organizations (the Housing Foundation) to improve the physical quality condition of rural settlements.
- Creating a suitable field for attracting local people's conscious participation in improving the physical condition.
- Establishing coordination and interaction between the Rural Islamic Council and the Rural Administration to solve physical problems in the village.
- Creating interaction between the government, private sectors and rural areas to help resolve rural issues.

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## تاثیر حکمروایی خوب بر افزایش کیفیت محیط کالبدی سکونتگاه‌های روستایی

(مطالعه موردی: بخش مرکزی شهرستان نیشابور)

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### چکیده مبسوط

#### ۱. مقدمه

طی دو دهه اخیر در کشورهای در حال توسعه، توجه به رشد و بهبود کالبدی سکونتگاه‌های روستایی و توسعه فرآیندهای آن در دستور کار دولت قرار گرفت. پیوند ابعاد پایداری به‌ویژه پایداری اجتماعی، نهادی، اقتصادی و محیطی، مسئله‌ای بسیار مهم در برنامه‌ریزی توسعه پایدار مناطق روستایی است و اصولاً کالبدی سکونتگاه‌های روستایی بستری برای عملکرد اقتصادی و اجتماعی آنها محسوب می‌شود بنابراین تحول و ساماندهی کالبدی نخستین گام به‌منظور ارتقای عملکرد سکونتگاه‌ها است. آنچه که در این میان ضرورت توجه به بعد کالبدی را محرز می‌سازد، نابسامانی وضع کالبدی مناطق روستایی و آسیب‌های وارده به آن است که به‌واسطه توجه ضعیف به حکمروایی مطلوب به عنوان مهمترین ذینفعان در تهیه و اجرای طرح‌های مختلف توسعه‌ای در مناطق روستایی می‌با شد. کشور ما نیز از این وضعیت دور نبوده و این ضعف در حکمروایی مطلوب و نابسامانی وضعیت کالبدی، روستاهای کشور را نیز تحت تاثیر قرار داده است. به گونه‌ای که جوامع محلی و نهادهای برخواسته از آن در بسیاری از فعالیت‌های توسعه‌ای در خصوص محیط زندگی خود به ویژه اداره محیط روستا در ابعاد مختلف اقتصادی، اجتماعی، محیطی، کالبدی و غیره چندان مشارکت فعال نداشته و برانگیخته نمی‌شوند. در این ارتباط فرایند حکمروایی خوب روستایی یکی از عوامل موثر در افزایش کیفیت کالبدی سکونتگاه‌های روستایی است. بنابراین می‌توان گفت که حکمروایی خوب با

مشارکت و وسیع مردم، افزایش خوداتکایی، تکثرگرایی، همکاری بین کنش‌گران، واگذاری قدرت به سطوح محلی و ایجاد نهادهای موثر و کارا در محیط، توسعه کالبدی روستایی را تحقق می‌بخشد. از این رو پژوهش حاضر به دنبال پاسخگویی به این سوال می‌باشد که: بکارگیری فرایند حکمروایی خوب در قالب دو نهاد دهیاری و شورای اسلامی در روستاهای بخش مرکزی شهرستان نیشابور چه تاثیری بر کیفیت محیط کالبدی سکونتگاه‌های روستایی می‌گذارد؟

#### ۲. مبانی نظری

به‌طور کلی حکمروایی خوب روستایی را می‌توان نقطه اوج مدیریت روستایی دانست زیرا که این رویکرد با تاکید بر هویت محلی و مدیریت محلی، منجر به وسیع شدن میدان عمل روستاییان و نهادهای محلی و افزایش قدرت عمل آن‌ها می‌شود. در واقع در هر جامعه‌ای هنگام جست‌وجو برای راه حل توسعه پایدار، همواره حکمروایی خوب به عنوان یک ابزار حیاتی برای پیشبرد توسعه پایدار معرفی می‌گردد. توسعه پایدار روستایی فرایندی جامع و چندبعدی است که از این ابعاد می‌توان به بعد کالبدی سکونتگاه‌های روستایی اشاره کرد. می‌توان بعد کالبدی روستا را نیز از عناصر ساختاری بسیار مهم توسعه روستاها در جهت ارتقای کیفیت کالبدی سکونتگاه‌های مناطق روستایی به‌شمار آورد. کیفیت کالبدی یکی از اصول برنامه‌ریزی روستایی است که هدف آن، افزایش مطلوبیت فضاهای کالبدی برای کار، زندگی، تفریح و عملکردهای اجتماعی، اقتصادی و فرهنگی است. در واقع مدیران محلی در قالب الگوی حکمروایی خوب روستایی از طریق بالا بردن میزان آگاهی

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آباد و میرآباد می شود، زیر ۰,۰۵ است از این رو می توان گفت که در این روستاها بین دو متغیر حکمروایی خوب روستایی و کیفیت کالبدی سکونتگاهها ارتباط معناداری وجود دارد. به این معنی که بهبود عملکرد حکمروایی خوب در این روستاها منجر به افزایش کیفیت کالبدی می شود و نتایج مدل PLS نیز بیانگر این می باشد که حکمروایی خوب روستایی به میزان ۶۲ درصد بر بهبود کیفیت کالبدی سکونتگاههای روستایی تاثیر دارد.

#### ۵. بحث و نتیجه گیری

به دلیل عدم توجه به ساخت اصولی مسکن روستایی، نامناسب بودن و وضعیت راههای ارتباطی و عدم هماهنگی در ساخت و سازهای روستایی که همه این موارد می تواند نتیجه انتخاب افراد نامناسب به عنوان مدیران محلی، نا آشنا بودن مدیران محلی نسبت به قوانین و مقررات مربوطه، بی اطلاعی از نقاط ضعف و قوت نواحی روستایی باشد که منجر به کاهش کیفیت کالبدی در سکونتگاههای روستایی شده است. لذا ضروری است به منظور بهبود وضعیت کیفیت کالبدی سکونتگاههای روستایی توجه ویژه ای به برنامه ریزی کالبدی شود. یکی از مهم ترین عواملی که می تواند در ارتقای کیفیت کالبدی سکونتگاهها موثر باشد حکمروایی خوب روستایی می باشد. در پایان، آگاه سازی و آموزش مردم در زمینه نحوه اصولی ساخت و ساز در روستاها، تلاش مدیران محلی به منظور جذب همکاری سازمان های مربوطه برای بهبود وضعیت کیفیت کالبدی سکونتگاههای روستایی، ایجاد زمینه مناسب برای جذب مشارکت آگاهانه مردم در بهبود وضعیت کالبدی، ایجاد هماهنگی و تعامل بین شوراهای اسلامی و دهیار برای رفع مشکلات کالبدی در روستا از جمله پیشنهاداتی می باشد که می تواند در بهبود عملکرد حکمروایی خوب در روستای دستیابی به افزایش کیفیت کالبدی سکونتگاههای روستایی موثر باشد.

**کلیدواژه ها:** حکمروایی خوب، کیفیت کالبدی، سکونتگاه های روستایی، بخش مرکزی شهرستان نیشابور، مدل PLS.

#### تشکر و قدرانی

پژوهش حاضر حامی مالی نداشته و حاصل فعالیت علمی نویسندگان است.

روستاییان در زمینه مقررات ساخت و ساز، استفاده از نظرات روستاییان در زمینه برنامه های کالبدی، ارائه آموزش های لازم به روستاییان و آشنایی با نقاط ضعف و قوت وضعیت کالبدی روستای خود می توانند در افزایش کیفیت زندگی و افزایش کیفیت کالبدی سکونتگاه های روستایی تاثیر بسزایی داشته باشند.

#### ۳. روش تحقیق

در این پژوهش سطح تحلیل روستا و واحد تحلیل آن مشتمل بر خانوارهای ساکن در روستاهای دارای مدیران محلی (دهیار و شوراهای اسلامی) می باشد. با توجه به اینکه در بخش مرکزی شهرستان نیشابور ۱۱۳ روستا با جمعیت بالای ۱۵۰ نفر وجود دارد که دارای دهیار و شورای اسلامی است، از این رو از طریق فرمول کوکران با ضریب خطای ۰,۲۵، تعداد روستاهایی که برای مطالعه میدانی مورد نیاز است ۱۳ روستا تعیین شد. به این ترتیب با توجه به جمعیت این ۱۳ روستا و با استفاده از فرمول کوکران و ضریب خطای ۰,۰۷، تعداد ۱۹۲ پرسشنامه تعیین شد. به منظور سنجش متغیر حکمروایی خوب از شاخص های مشارکت، بینش راهبری، مسولیت پذیری، پاسخگویی، مشروعیت، مارایی و اثربخشی، اجتماع محوری، شفافیت و عدالت محوری استفاده شده و شاخص های کیفیت محیط مسکونی، کیفیت زیر ساخت ها، کیفیت محیط زیست و کیفیت بصری محیط کالبدی برای سنجش کیفیت کالبدی سکونتگاه های انسانی مورد استفاده قرار گرفته است.

#### ۴. یافته ها تحقیق

نتایج تحقیق نشان می دهد که براساس آزمون تی تک نمونه ای سطح معناداری تمام شاخص های حکمروایی خوب روستایی زیر ۰,۰۵ می باشد و همچنین میانگین تمامی شاخص ها از ۳ کمتر است باید اذعان نمود که وضعیت حکمروایی خوب در بخش مرکزی نیشابور از وضعیت مطلوبی برخوردار نمی باشد. همچنین از آنجاییکه سطح معناداری تمام شاخص های کیفیت کالبدی سکونتگاه ها در آزمون تی تک نمونه ای زیر ۰,۰۵ می باشد و میانگین تمامی شاخص ها از ۳ کمتر است باید اشاره کرد که وضعیت کیفیت کالبدی منطقه مورد مطالعه نامناسب است. با توجه به نتایج ارائه شده از آزمون پیرسون از آنجاییکه سطح معناداری ۷ روستا که شامل روستاهای خانلق، سرچاه، بشنچ، مبارکه، بحرودی، حسین

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