

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Resources, Staffing, Information and Customer Services Portfolio Holder 21st November 2006
AUTHOR/S: Chief Executive / Assistant Director - Finance and Resources (Revenues)

Boundaries of Rural Settlements for the Purposes of Rural Rate Relief 2007/08

Purpose

1. To review and determine the boundaries of Rural Settlements for the administration of Rural Rate Relief ('Village Shop' Relief) in accordance with section 42B of the Local Government and Rating Act 1997.

Background

2. The Council is required to determine annually the rural settlements within its area where the population of the settlement is less than 3,000, and to publish a list of settlements indicating their boundaries before 31st December each year.
3. Qualifying properties situated within such a designated rural settlement are eligible for relief from payment of the National Non-Domestic Rates.

Considerations

4. To be eligible for rate relief a business must be located in a qualifying rural settlement, which has a population of no more than 3,000 and falls wholly or partly in a rural area designated for the purposes of the rate relief scheme by the Secretary of State. It is the responsibility of the local authority to determine which settlements in its area meet this criterion, to identify their boundaries and place them on the authority's Rural Settlements List.
5. The current Rural Settlements List has been reviewed to take account of the latest population statistics published by Cambridgeshire County Council.

Implications

6. Financial	The current Rural Settlements List facilitates the award of discretionary rural rate relief worth £102,000 in 2006/07, to 81 small businesses, at a cost to the Council of £25,500.
Legal	The Council has a legal duty to set and publish the rural settlements list for each financial year by 31 st December of the previous year. Authority to agree the settlements has been delegated to the Resources and Staffing Portfolio Holder.
Staffing	None
Risk Management	The Council must agree and publish its Rural Settlement list by 31 st December 2005 in order for businesses to benefit from relief in 206/07.
Equal Opportunities	None

Consultations

7. None

Effect on Annual Priorities and Corporate Objectives

8.	Affordable Homes	None
	Customer Service	Rural post offices are an important way for customers to pay Council Tax and Rent to the Council.
	Northstowe and other growth areas	None
	Quality, Accessible Services	Rural post offices are an important way for customers to pay Council Tax and Rent to the Council.
	Village Life	Rural rate relief can play an important role in ensuring the financial viability of rural businesses essential to the quality of life of local residents and central to the community. In particular relief is awarded to post offices, petrol stations, general stores and public houses.
	Sustainability	See above
	Partnership	None

Conclusions/Summary

9. The Council's Rural Settlements List for 2007/08 has changed from that of 2006/07 in that the population of the village of Cambourne has now exceeded the threshold of 3,000 and businesses within that village will no longer be able to qualify for rural rate relief.
10. There are no businesses with the village of Cambourne currently receiving rural rate relief and therefore no business will be affected.

Recommendations

11. That the Portfolio Holder approves the Rural Settlement list for 2007/08 as attached at appendix "A" and authorises its publication.

Appendix A Rural Settlements List (rural settlements with a population of less than 3,000 people)

Appendix B Other rural settlements in the District with a population in excess of 3,000

Background Papers: the following background papers were used in the preparation of this report:

Population Statistics provided by the Cambridgeshire County Council Research Group.

Contact Officer: Lee Phanco – Assistant Director Finance and Resources
Telephone: (01954) 713110

APPENDIX A

Designated Rural Settlements in South Cambridgeshire with a Population Less Than 3,000

2007-2008



South
Cambridgeshire
District Council

All settlement boundaries are defined by the parish boundary, except those marked

(*) where the parish is divided into two rural settlements as shown in the attached maps

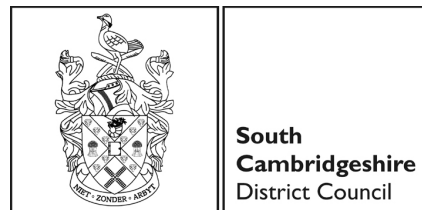
(**) where the boundary is as marked on the attached map

Settlement	Settlement	Settlement
Great Abington	Little Eversden	Guilden Morden
Little Abington	Fen Ditton	Steeple Morden (*)
Abington Pigotts	Fen Drayton	Newton
Arrington	Fowlmere	Oakington
Babraham	Foxton	Orwell
Balsham	Little Gransden	Over
Barrington	Grantchester	Pampisford
Bartlow	Graveley	Papworth Everard
Barton	Hardwick	Papworth St Agnes
Bassingbourn (*)	Harlton	Rampton
Bourn	Harston	Little Shelford
Boxworth	Haslingfield	Shepreth
Caldecote	Hatley	Shingay-Cum-Wendy
Carlton	Hauxton	Shudy Camps
Castle Camps	Heydon	Stapleford
Caxton	Hildersham	Stow-Cum-Quy
Childerley	Hinxton	Swavesey
Chishill	Horningsea	Tadlow
Cambourne	Horseheath	Teversham
Comberton	Ickleton	Thriplow
Conington	Kingston	Toft
Coton	Knapwell	Weston Colville
Croxton	Landbeach	West Wickham
Croydon	Litlington (**)	West Wrating
Dry Drayton	Lolworth	Whaddon
Duxford	Longstanton	Whittlesford
Elsworth	Longstowe	Great Wilbraham
Eltisley	Madingley	Little Wilbraham (*)
Great Eversden	Meldreth	Wimpole

APPENDIX B

Villages that are Rural Settlements within the South Cambridgeshire District but have a Population of Over 3,000

2007/2008



Bar Hill

Cambourne

Cottenham

Fulbourn

Gamlingay

Girton

Histon

Impington

Linton

Melbourn

Milton

Sawston

Great Shelford

Waterbeach

Willingham