

Report To: Alex Colyer, Executive Director
Corporate Services
Lead Officer: Katie Kelly, Revenues Manager

28th November 2018

RURAL SETTLEMENTS LIST 2019-20

Boundaries of Rural Settlements for the Purposes of Rural Rate Relief

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.
2. This is not a key decision but it is a legal requirement that boundaries are set and published before 31st December each year

Recommendations

3. It is recommended that the Executive Director approves the Rural Settlement List for 2019/20 as attached at Appendix A and authorises its publication.

Reasons for Recommendations

4. 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.

Background

5. Qualifying properties situated within such a designated rural settlement are eligible for relief from payment of the National Non-Domestic Rates.

Considerations

6. To be eligible for rural 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.
7. 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. The current Rural Settlements List has been reviewed to take account of the latest statistical population data obtained from Cambridgeshire County Council.
8. Details of the qualifying settlements can be found in APPENDIX A. There are two changes to note from last year. The first is that the population of Teversham is now considered to be a rural settlement, with its estimated population now less than 3,000. The second being a decision to reinstate a historical division within the parish of Little Wilbraham into two rural settlements, Little Wilbraham and Six Mile Bottom, better reflecting the nature of the settlement within the parish boundary.
9. As a result of these changes, there is one ratepayer in Teversham and one in Six Mile Bottom who will now be entitled to receive this relief.

10. Those parishes within the district of South Cambridgeshire where the population exceeds 3,000 are shown in APPENDIX C.

Options

11. To consider the boundaries for Rural Settlements within the district. The Council has a legal duty to set and publish the list in order to facilitate the award of Rural Rate Relief.

Implications

12. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -

Financial

13. To date in 2018, the current Rural Settlements List facilitated the award of mandatory and discretionary rural rate relief to 43 businesses to the sum of £171,301.11, at a cost to the Council of approximately £68,520.00.

Legal

14. The Council has a legal duty to set and publish the rural settlements list for each financial year by 31st December of the previous year. Authority to agree the settlements has been delegated to the Executive Director.

Risk Management

15. The Council must agree and publish its Rural Settlement list by 31st December 2018 in order for businesses to benefit from relief in 2019/20

Consultation responses (including from the Youth Council)

16. The elected members for the affected wards of Teversham and Little Wilbraham have been consulted, and no objections have been raised.

Effect on Corporate Objectives

Connected Communities.

17. Rural rate relief plays an important role in ensuring the financial viability of rural businesses which are essential to the quality of life of local residents.

In particular, relief is awarded to post offices, petrol stations, general stores and public houses, recognising the value they add to the local community.

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

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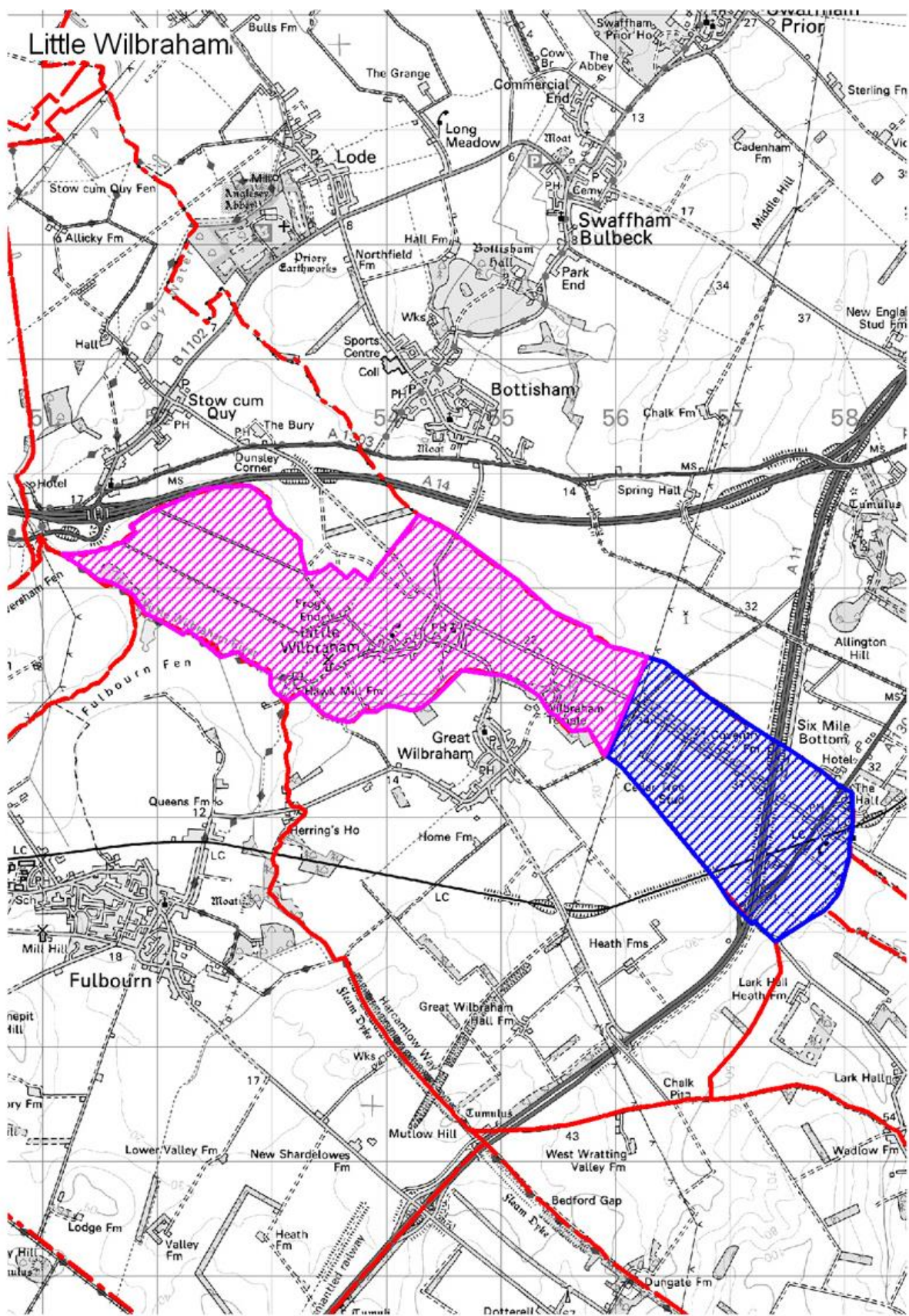
Source data: <https://cambridgeshireinsight.org.uk/population>

APPENDIX A

Designated Rural Settlements in South Cambridgeshire District with a Population less than 3,000 for 2019/20

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 maps in appendix B.

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



APPENDIX C

Villages that are Rural Settlements within the South Cambridgeshire District but have a Population of over 3,000 for 2019/20

Bar Hill

Cambourne

Cottenham

Fulbourn

Gamlingay

Girton

Histon

Impington

Linton

Longstanton

Melbourn

Milton

Papworth Everard

Sawston

Great Shelford

Waterbeach

Willingham