



Report To: Peter Maddock, Chief Financial Officer
Lead Officer: Katie Kelly, Revenues Manager

4th December 2020

RURAL SETTLEMENTS LIST 2021-22

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 Chief Financial Officer approves the Rural Settlement List for 2021/22 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.
8. The current Rural Settlements List has been reviewed to take account of the latest statistical population data. In previous years this data has been provided by Cambridgeshire County Council, but currently no updated information is available. Therefore, statistical data from the Local Government Association has instead been used, which is based on estimates from the Office of National Statistics for 2019.
9. Details of the qualifying settlements can be found in APPENDIX A. There are no changes to note for this year.

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 2020, the current Rural Settlements List facilitated the award of mandatory and discretionary rural rate relief to 41 businesses to the sum of £163,459.84, at a cost to the Council of approximately £65,400.

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 Chief Financial Officer.

Risk Management

15. The Council must agree and publish its Rural Settlement list by 31st December 2020 in order for businesses to benefit from relief in 2021/22

Effect on Corporate Objectives

Growing local Business and economies

16. 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: Local Government Association – LG INFORM

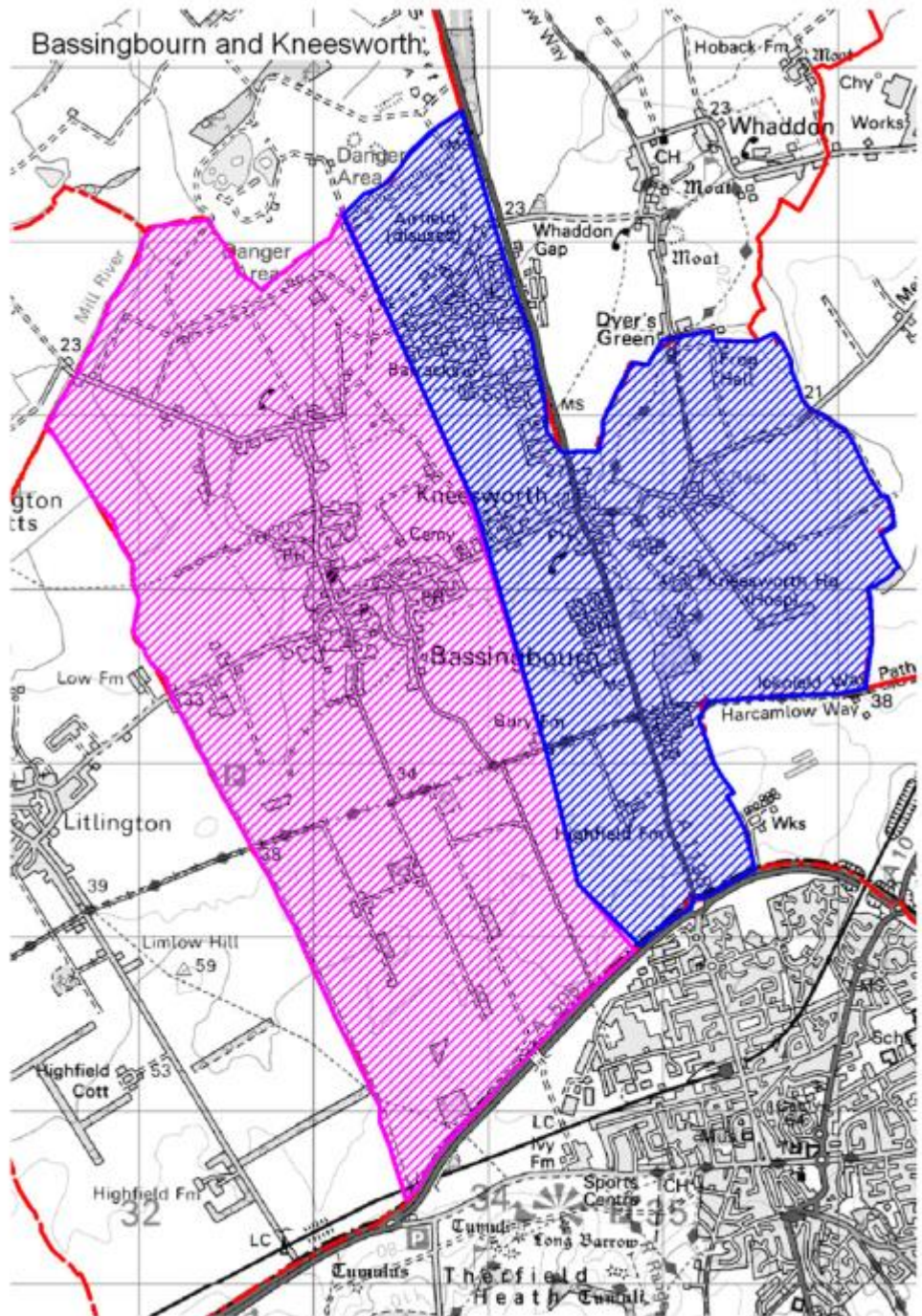
APPENDIX A

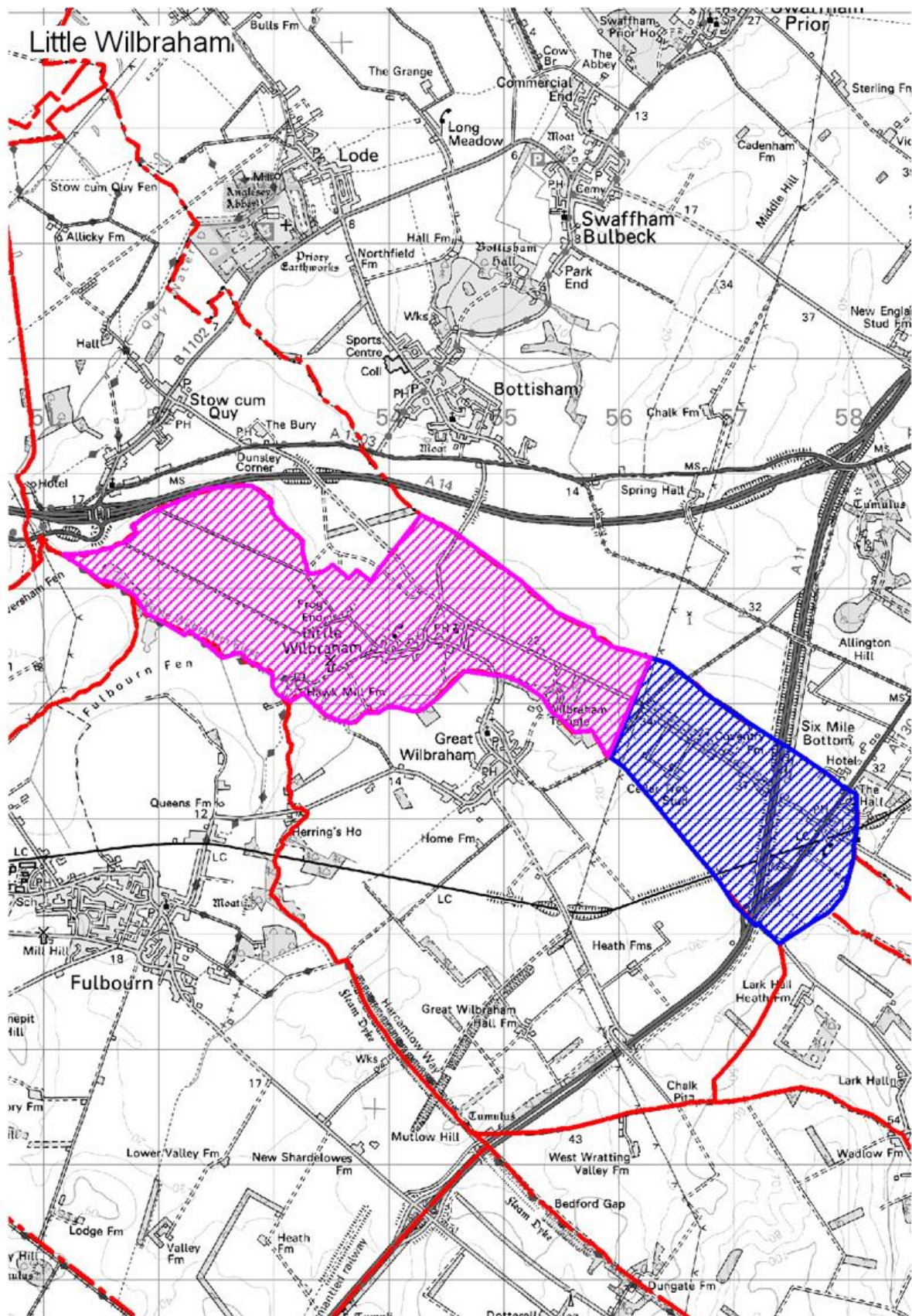
Designated Rural Settlements in South Cambridgeshire District with a Population less than 3,000 for 2021/22

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-Quay
Childerley	Horningsea	Swavesey
Chishill	Horseheath	Tadlow
Comberton	Ickleton	Thriplow
Conington	Kingston	Toft
Coton	Knapwell	Weston Colville
Croxton	Kneesworth (*)	West Wickham
Croydon	Landbeach	West Wrating
Dry Drayton	Litlington	Whaddon
Duxford	Lolworth	Whittlesford
Elsworth	Longstowe	Great Wilbraham
Eltisley	Madingley	Little Wilbraham (*)
Great Eversden	Meldreth	Wimpole
Little Eversden	Guilden Morden	

APPENDIX B





APPENDIX C

Villages that are Rural Settlements within the South Cambridgeshire District but have a Population of over 3,000 for 2021/22

Bar Hill

Cambourne

Cottenham

Fulbourn

Gamlingay

Girton

Histon

Impington

Linton

Longstanton

Melbourn

Milton

Papworth Everard

Sawston

Great Shelford

Teversham

Waterbeach

Willingham