

**BABERGH DISTRICT COUNCIL**

**FROM:** Director of Finance

**REPORT NUMBER:** **K173**

**TO:** STRATEGY COMMITTEE

**DATE OF MEETING:** 13 January 2011

**RATE RELIEF – RURAL SETTLEMENTS**

1. **PURPOSE OF REPORT**

- 1.1 This report deals with the review of the Council's rural settlement list used for the purposes of awarding mandatory and discretionary rate relief. No changes are felt to be necessary and it is recommended that the areas defined for 2010/11 remain in force during 2011/12.

2. **RECOMMENDATIONS**

- 2.1 That the rural settlement list as set out in appendix A is approved for use in 2011/12.  
The Committee is able to resolve this matter.

3. **FINANCIAL IMPLICATIONS**

- 3.1 There is no impact upon budgets in relation to the adoption of the rural settlement list for 2011/12.

4. **RISK MANAGEMENT**

- 4.1 There are no significant risks associated with the recommendation.

5. **EQUALITY AND DIVERSITY IMPACT**

- 5.1 There are no Equality and Diversity implications.

6. **KEY INFORMATION**

- 6.1 As the billing authority for non-domestic rates, the Council is required to compile and conduct an annual review of the rural settlement list under sections 42A(1), 43 and 47 of the Local Government Finance Act 1988. Certain properties qualify for mandatory and discretionary rate relief on the basis that they are located in a rural settlement appearing in such a list. In some instances, a property must be the only one of its kind in the rural settlement for rate relief to apply.
- 6.2 The criteria for inclusion on the list is effectively self regulating, as it requires a population of less than 3,000 and specific designation as a "rural area" to potentially qualify as a "rural settlement". The Council can, however, sub-divide and amalgamate rural areas, when determining "rural settlements".
- 6.3 Although rural settlements can cross council boundaries, the Council only has the power to designate its own area as a rural settlement and as such can only take account of circumstances within its boundary when awarding relief.

6.4 The rural settlements have been reviewed, they still have populations of less than 3,000 and the geography of these areas remains unchanged. There is no prospect of this situation changing prior to 31 March 2011.

6.5 The list approved now will come into force from 1 April 2011.

7. **APPENDICES**

(a) Rural settlement list proposed to take effect from 1 April 2011

(b) Map of proposed rural settlements

8. **BACKGROUND PAPERS REFERRED TO:**

None.

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## **BABERGH DISTRICT COUNCIL**

### **VILLAGE SHOPS – RATE RELIEF**

#### **RURAL SETTLEMENT LIST**

In accordance with Section 42A of the Local Government Finance Act 1988 (as amended by Schedule 1 of the Local Government and Rating Act 1997) the Council hereby gives notice of the rural settlements it intends to use, as from 1 April 2011, for the purposes of mandatory and discretionary rate relief, under Section 43 (6B) and Section 47 (3A) of the Local Government Finance Act 1988.

Those rural settlements are defined as:

The civil parishes of Acton, Aldham, Alpheton, Arwarton, Assington, Belstead, Bentley, Bildeston, Boxford, Boxted.

**Brantham:** That part of the civil parish of Brantham lying north of O.S. Reference TM 105335.

**Brantham, Cattawade:**

That part of the civil parish of Brantham lying south of O.S. Reference TM 105335.

The civil parishes of Bures St Mary, Brent Eleigh, Brettenham, Burstall, Capel St Mary, Chattisham, Chelmondiston, Chelsworth, Chilton.

**Cockfield, Great Green:**

That part of the civil parish of Cockfield lying north east of O.S. Reference TL 910540.

**Cockfield, Cross Green**

That part of the civil parish of Cockfield lying north south west of O.S. Reference TL 910540.

**Cockfield, Stow's Hill**

That part of the civil parish of Cockfield lying south of O.S. Reference TL 910540.

The civil parishes of Copdock & Washbrook, Little Cornard.

**East Bergholt, East End:**

That part of the civil parish of East Bergholt lying east of O.S. Reference TM 090350.

**East Bergholt:**

That part of the civil parish of East Bergholt lying west of O.S. Reference TM 090350.

The civil parishes of Edwardstone, Elmsett, Freston, Groton, Harkstead, Hartest, Higham, Hintlesham, Hitcham, Holbrook, Holton St Mary, Kersey, Kettlebaston, Lavenham, Lawshall.

**Lower Layham:**

That part of the civil parish of Layham lying on the south west of O.S. Reference TM 033405.

**Upper Layham:**

That part of the civil parish of Layham lying on the north east of O.S. Reference TM 033405.

**Harrow Street, Leavenheath:**

That part of the civil parish of Leavenheath lying on the north east of O.S. Reference TL 950370.

**Honey Tye, Leavenheath:**

That part of the civil parish of Leavenheath lying on the south of O.S. Reference TL 950370.

**The civil parish of Lindsey.**

**Long Melford, Bridge Street:**

Those parts of the civil parishes of Alpheton, Lavenham and Long Melford lying within a mile radius of O.S. Reference TL 879491.

**The civil parishes of Milden, Monks Eleigh, Nayland with Wissington, Nedging with Naughton, Newton.**

**Polstead, Bower House Tye:**

That part of the civil parish of Polstead lying on the north west of O.S. Reference TL 990400.

**Polstead, Polstead Heath:**

That part of the civil parish of Polstead lying on the north east of O.S. Reference TL 990390.

**Polstead:** That part of the civil parish of Polstead lying on the south of O.S. Reference TL 990390.

**The civil parishes of Preston St Mary, Raydon, Semer, Shelley, Shimpling, Somerton, Sproughton, Stanstead, Stratford St Mary, Stutton.**

**Shotley, Shotley Gate:**

The civil parish of Shotley but excluding that part served solely by the B1456 and lying beyond and including Over Hall, Shotley.

**Shotley:** That part of the civil parish of Shotley served solely by the B1456 including and lying beyond Over Hall, Shotley.

**Stoke-by-Nayland:**

The civil parish of Stoke by Nayland but excluding that part known as Thorington Street, which is defined as lying East of O.S. Reference TM00.

**Stoke-by-Nayland, Thorington Street:**

The hamlet of Thorington Street, Stoke by Nayland being that part of Stoke by Nayland lying East of O.S. Reference TM00.

**Tattingstone White Horse:**

**That part of the civil parish of Tattingstone lying on the north of O.S. Reference TM 137375.**

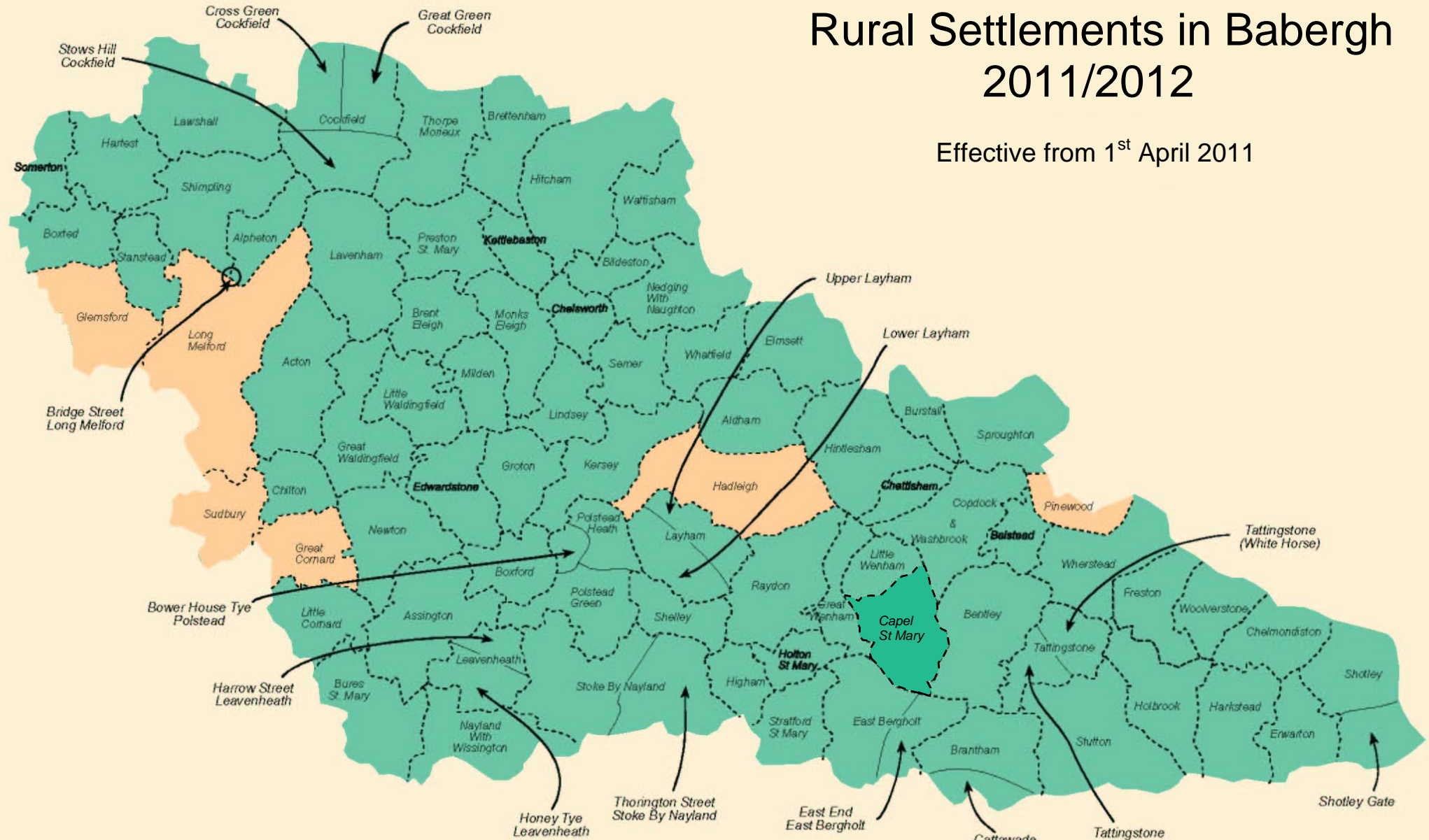
**Tattingstone: That part of the civil parish of Tattingstone lying on the south of O.S. Reference TM 137375.**

**The civil parishes of Thorpe Morieux, Great Waldingfield, Little Waldingfield, Wattisham, Great Wenham, Little Wenham, Whatfield, Wherstead and Woolverstone.**

**If you would like more information on the subject generally, or believe your business may qualify for assistance, please contact our Customer Services Team. Tel. 01473 825798.**

# Rural Settlements in Babergh 2011/2012

Effective from 1<sup>st</sup> April 2011



- Defined rural settlements
- Areas which cannot be defined as rural settlement (population exceeding 3000 - statutory limit)