# NOTICE OF ITEM OF BUSINESS TO BE CONSIDERED BY THE SECTION 151 OFFICER AFTER CONSULTATION WITH EXECUTIVE COUNCILLOR FOR RESIDENT SERVICES AND CORPORATE PERFORMANCE

| | |
|---|---|
| Date when item to be considered: | Wednesday, 11 November 2026 |
| Executive Councillor for Resident Services & Corporate Performance | Councillor N Hunt |
| Subject of item to be considered | NDR Rural Settlements List 2027/28 |
| Summary of item to be considered | To facilitate the award of Business Rates Relief following an annual review of Rural Settlements. |
| Contact for further supporting information | Katie Kelly, Head of Customer Services, Revenues and Benefits<br>☎ 07747 805348<br>Katie.Kelly@huntingdonshire.gov.uk<br><br>Lydia Morrison, Interim Corporate Director - Finance & Resources & Section 151 Officer<br>☎ 01480 388178<br>Lydia.Morrison@huntingdonshire.gov.uk |

This Notice has been copied to the Chairman of the relevant Overview and Scrutiny Panel.

Dated this 3 day of November 2026

## 1. NDR RURAL SETTLEMENTS LIST 2027/28

To review and determine boundaries of Rural settlements, that is settlements with a population of less than 3,000, to facilitate the award of Rural Rate Relief in accordance with s42(b) of The Local Government Finance Act 1988, as amended by The Local Government and Rating Act 1997.

This page is intentionally left blank

# Agenda Item 1

| | |
|---|---|
| Panel: | S151 + Executive Councillor for Resident Services & Corporate Performance |
| Report by: | Zoe Warren Revenues and Benefits Manager |
| Lead Cllr: | Cllr N Hunt - Executive Councillor for Resident Services & Corporate Performance |

| Wards | Open / Exempt | Key Decision? |
|---|---|---|
| ALL | Open. | Yes |

**Executive Summary:** The Local Government and Rating Act 1997 requires that each rating authority must compile and maintain a Rural Settlement List comprising of settlements with a population of less than 3,000.

The Rural Settlement List allows Huntingdonshire District Council to grant business rates relief to qualifying post offices, village shops, public houses and petrol stations to support small rural businesses and communities.

A review of the latest population estimates from Cambridgeshire County Council indicates an overall population increase of 3,615. As no settlements have crossed the 3,000 population threshold, it is proposed that the settlement list remains unchanged for 2027/28.

## Recommendations

1.1. It is recommended that the Section 151 officer, in consultation with the Executive Councillor for Resident Services and Corporate Performance, approves the Rural Settlements List 2027/28 and publishes this by 31st December 2026 to facilitate the award of Rural Business Rates Relief for the financial year commencing 1st April 2027

| | Key Corporate Plan Priorities |
|---|---|
| 1 | Assistance provided through the Rural Rate Relief scheme helps maintain essential businesses and services within rural areas, supporting thriving communities, enhancing residents' quality of life, and delivering effective and proportionate financial support |

| | Place Strategy Priorities |
|---|---|
| **2** | Rural Rate Relief supports the Huntingdonshire Place Strategy by helping to sustain rural businesses and services, contributing to resilient communities and ensuring Huntingdonshire remains an attractive place to live, work and invest. |

**Report Author(s)**

Zoe Warren - Revenues & Benefits Manager

## 1. PURPOSE OF THE REPORT

**1.1** The Council is required to review and determine boundaries of Rural settlements, that is settlements with a population of less than 3,000, to facilitate the award of Rural Rate Relief in accordance with s42(b) of The Local Government Finance Act 1988, as amended by The Local Government and Rating Act 1997.

**1.2** It is a requirement of the above regulations that boundaries are set and published by 31st December each year in order to facilitate the award of Rural Rate Relief.

## 2. BACKGROUND & CONTEXT

**2.1** Rural rate relief is applied to certain types of business within a rural settlement. It can be awarded where the only village shop or post office in the settlement has a rateable value of up to £8,500 or the only public house or petrol station has a rateable value of up to £12,500.

**2.2** The Local Government Finance Act 1988 sets out that it is the responsibility of the local authority to determine any settlements which:

a) Are wholly or partly within the authorities' area
b) Appear to have a population of not more than 3,000
c) and are wholly or partly within a rural area designated by the Secretary of State for the purposes of rate relief scheme.

**2.3** A rural settlement does not necessarily have to follow ward or parish boundaries, and a settlement can be defined by splitting an area based on other characteristics, such as geographical or demographic features.

## 3. ALTERNATIVE OPTIONS CONSIDERED & NOT RECOMMENDED

**3.1** Towns and parishes within Huntingdonshire are all designated as one of three types of settlement:

a) Urban settlement - population above 3,000
b) Urban settlement - population above 3,000
c) Rural settlement - population below 3,000
d) Defined settlements – Where the total parish population exceeds 3,000, but a specific area within that parish has been "defined" as a separate rural settlement.

**3.2** The current rural settlements list has been reviewed to take account of the latest statistical population data available from Cambridgeshire County Council. As a result of the review, it has been determined that no changes to the list are required.

**3.3** Details of the qualifying rural settlements are shown in APPENDIX A, and map of all settlements can be found in APPENDIX B.

**3.4** The following parishes are classified as defined settlements to maximise the number of businesses that benefit from rural rate relief:

a) Ramsey Forty Foot
b) Ramsey Heights
c) Ramsey Mereside
d) Ramsey St Mary's
e) Diddington.

Maps of these defined settlements are shown in APPENDIX C.

## 4. COMMENTS OF OVERVIEW & SCRUTINY

N/A

## 5. POST-DECISION IMPLEMENTATION

**5.1** Following adoption, Rural Rate Relief will be awarded and applied to all eligible Business Rates accounts. Existing recipients of Rural Rate Relief will continue to receive relief where eligibility criteria remain satisfied. Entitlement will be reviewed where circumstances change.

## 6. IMPLICATIONS OF THE DECISION

### 6.1 Link to the Corporate Plan

**6.2** The award of Mandatory Rural Rate Relief to qualifying shops, pubs and petrol stations in rural settlements directly contributes to the priorities set out within the Corporate Plan to improve the quality of life for local people and create a better Huntingdonshire for future generations. The relief supports the sustainability of key local services and amenities that are important to the vitality and resilience of rural communities.

**6.3** Providing business rates relief to eligible small businesses also aligns with the Huntingdon futures strategy, supporting vital community amenities in rural areas by supporting key local services that help rural communities thrive.

### 6.4 Financial Implications

**6.4.1** Qualifying businesses are entitled to 100% mandatory relief on their business rates. To date in 2026, the existing Rural Settlements List has facilitated the award of £46,222.22 of Relief to 21 qualifying businesses. The cost of this relief is fully reimbursed by Central Government through Section 31 grant funding, meaning there is no financial impact on the Councils budget or Collection Fund. This therefore provides valuable support to rural businesses while being fully cost-neutral to the authority.

### 6.5 Policy Implications

N/A

### 6.6 Legal & Constitutional Implications

**6.6.1** The Council has a legal duty to set and publish the rural settlements list by 31st December each year.

### 6.7 Community Impact

**6.7.1** The recommendation is expected to have a positive impact on rural settlements by helping eligible shops, petrol stations and public houses remain viable. This means residents continue to will continue to have access to important local facilities.

### 6.8 Environment & Climate Change Implications

*N/A*

### 6.9 Equality & Diversity Implications

**6.9.1** N/A No Equality and Diversity implications have been identified. Rural Rate Relief is awarded in accordance with statutory eligibility criteria and is applied consistently to all qualifying businesses.

### 6.10 Implications on Resources

### 6.11 Health & Wellbeing Implications

*N/A*

### 6.12 Local Government Reorganisation (LGR) Implications

**6.12.1** The Council has a legal duty to review and publish the rural settlements list by the 31 December each year. As this report relates solely to the award of Rural Rate Relief to be awarded for the 2027/28 financial year here are no LGR implications arising from the recommendation.

## 7. RISK MANAGEMENT

**7.1** The Council has a legal duty under the Local Government Finance Act 1988 and the Local Government and Rating Act 1997 to review set and publish the rural settlements list by the 31 December each year.

**7.2** If the recommendation is not adopted the Council would create a risk of non-compliance with statutory requirements and could impact in the Councils ability to award Mandatory Rural Rate relief to qualifying businesses

## 8. BACKGROUND PAPERS– LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Cambridgeshire & Peterborough Insight – Population – Local Population Estimates and Forecasts

**8.1** Appendices

Appendix A – Rural Settlement List
Appendix B – Settlement List Map
Appendix C – Defined Areas Map

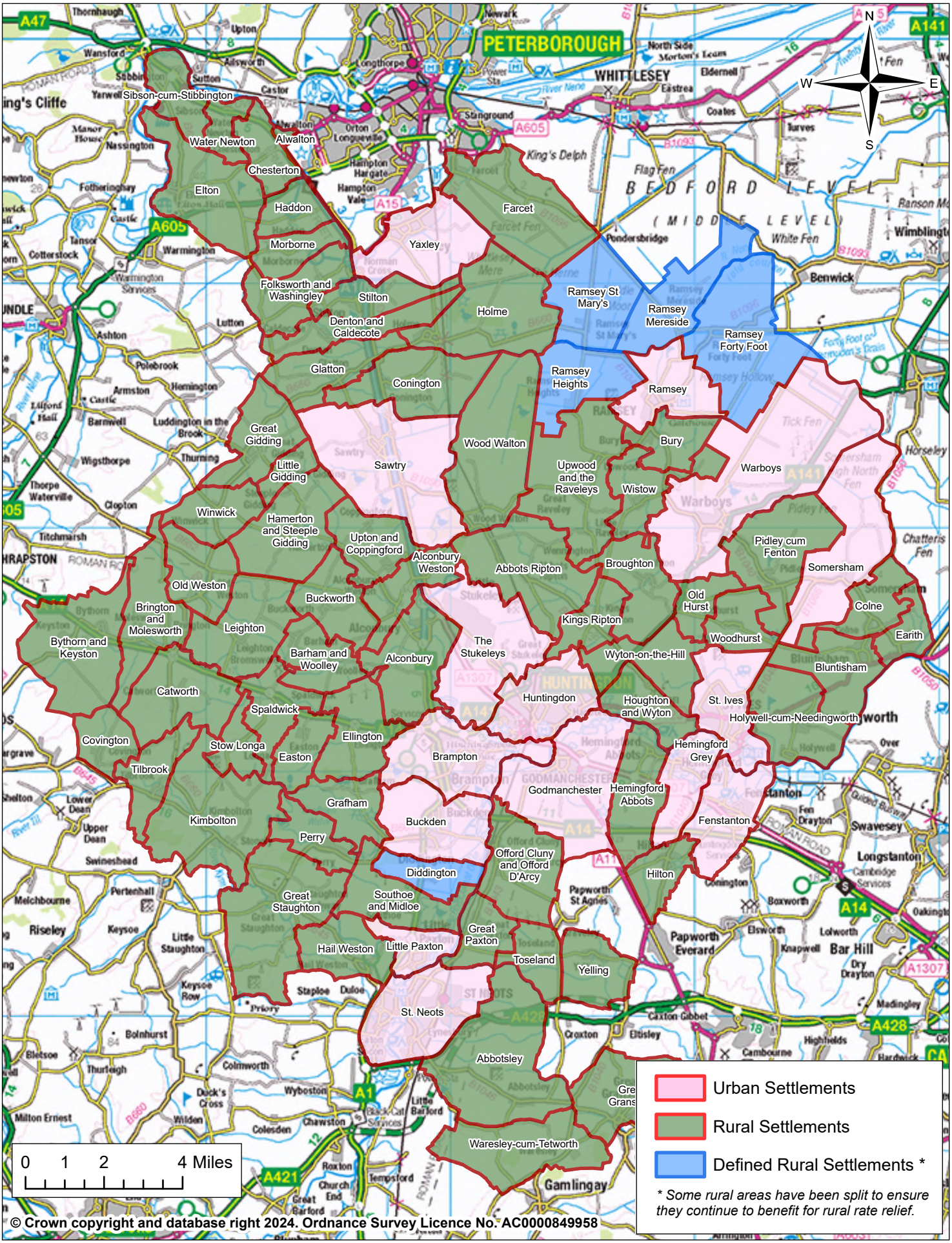
**CONTACT OFFICER**

Name/Job Title: Zoe Warren Revenues and Benefits Manager
Tel No: 01480 388461
Email: zoe.warren@huntingdonshire.gov.uk

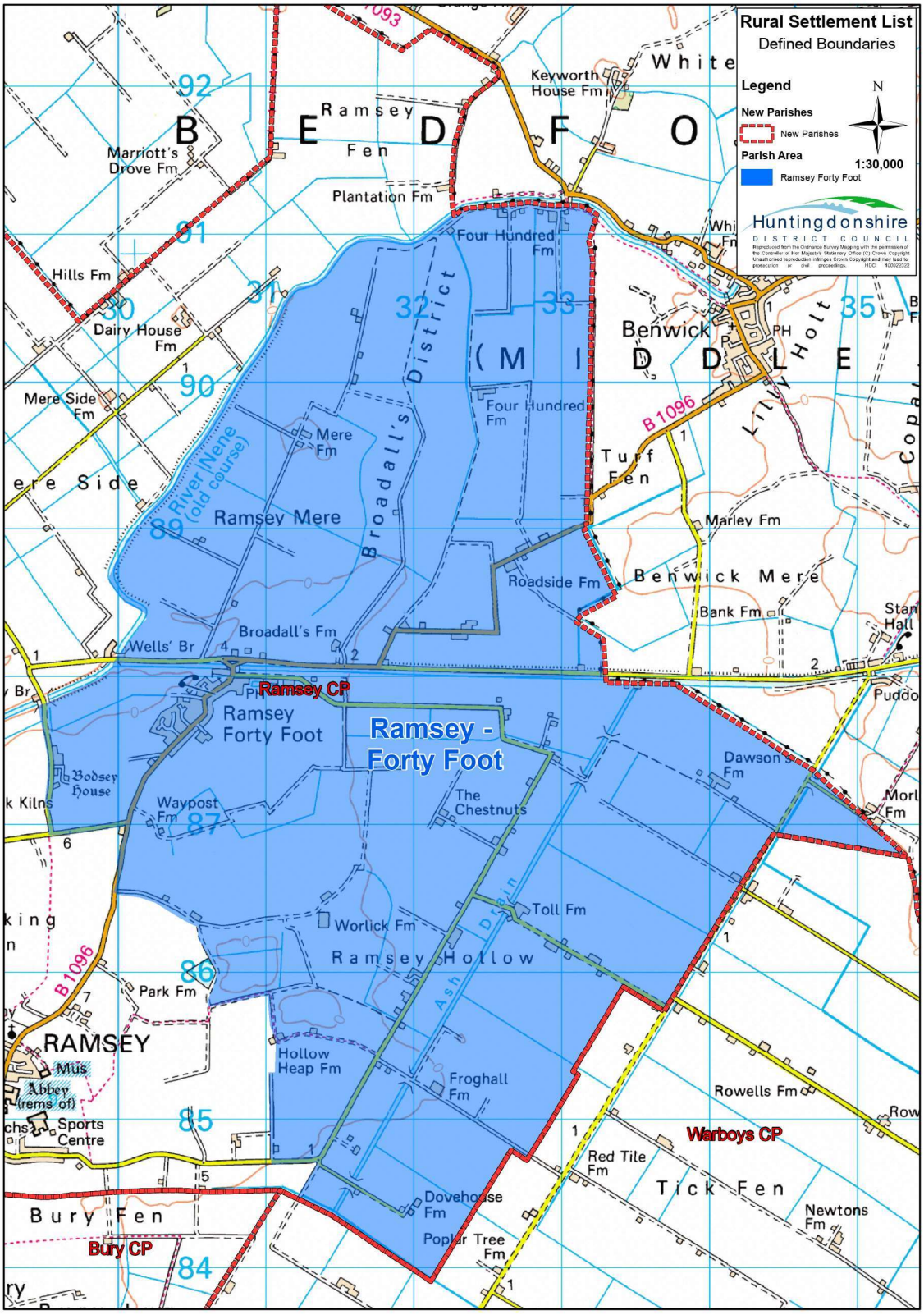
Abbotsley
Abbots Ripton
Alconbury
Alconbury Weston
Alwalton
Barham and Woolley
Bluntisham
Brington and Molesworth
Broughton
Buckworth
Bury
Bythorn and Keyston
Catworth
Chesterton
Colne
Conington
Covington
Denton and Caldecote
Diddington*
Earith
Easton
Ellington
Elton
Farcet
Folksworth and Washingley
Glatton
Grafham
Great and Little Gidding
Great Gransden
Great Paxton
Great Staughton
Haddon
Hail Weston
Hamerton and Steeple Gidding
Hemingford Abbots
Hilton
Holme
Holywell-cum-Needingworth
Houghton and Wyton
Kimbolton and Stonely
Kings Ripton
Leighton Bromswold
Morborne
Offord Cluny & Offord D'Arcy
Old Hurst
Old Weston
Perry
Pidley-cum-Fenton
Ramsey Forty Foot*
Ramsey St Mary's*
Ramsey Mereside*
Ramsey Heights*
Sibson-cum-Stibbington
Southoe and Midloe
Spaldwick
Stilton
Stow Longa
Tilbrook
Toseland
Upton and Coppingford
Upwood and the Raveleys
Waresley-cum-Tetworth
Water Newton
Winwick
Wistow
Woodhurst
Woodwalton
Wyton-on-the-Hill
Yelling

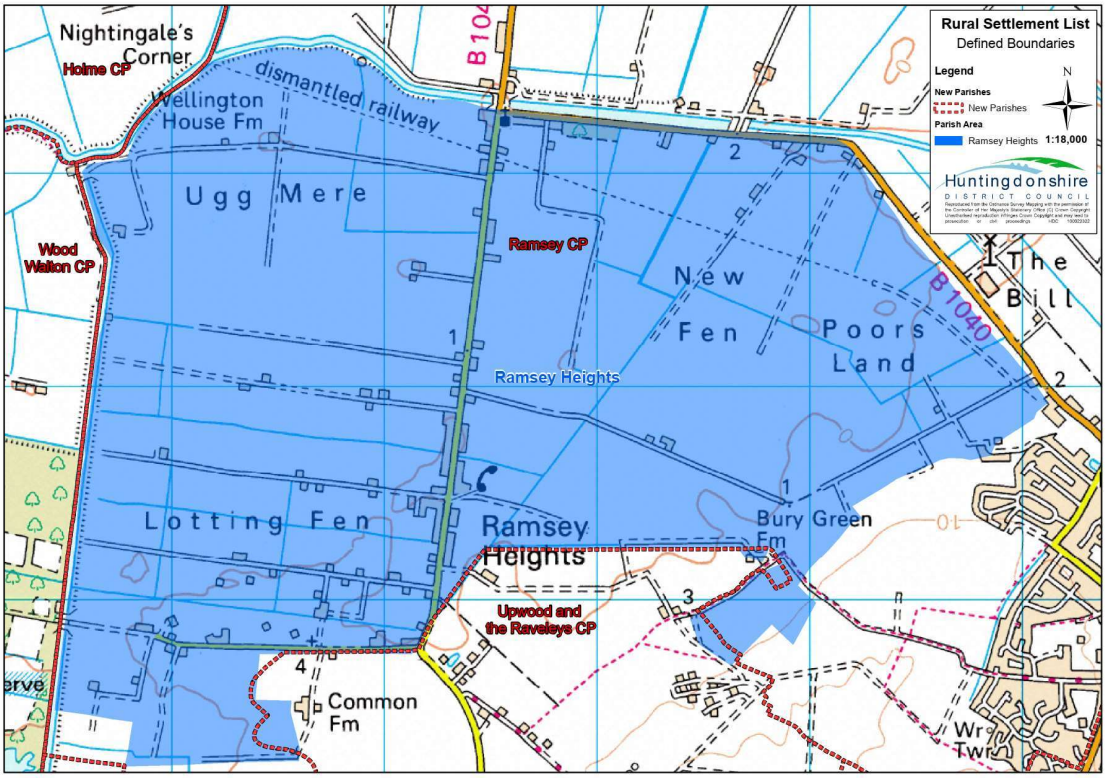
* Defined rural settlement

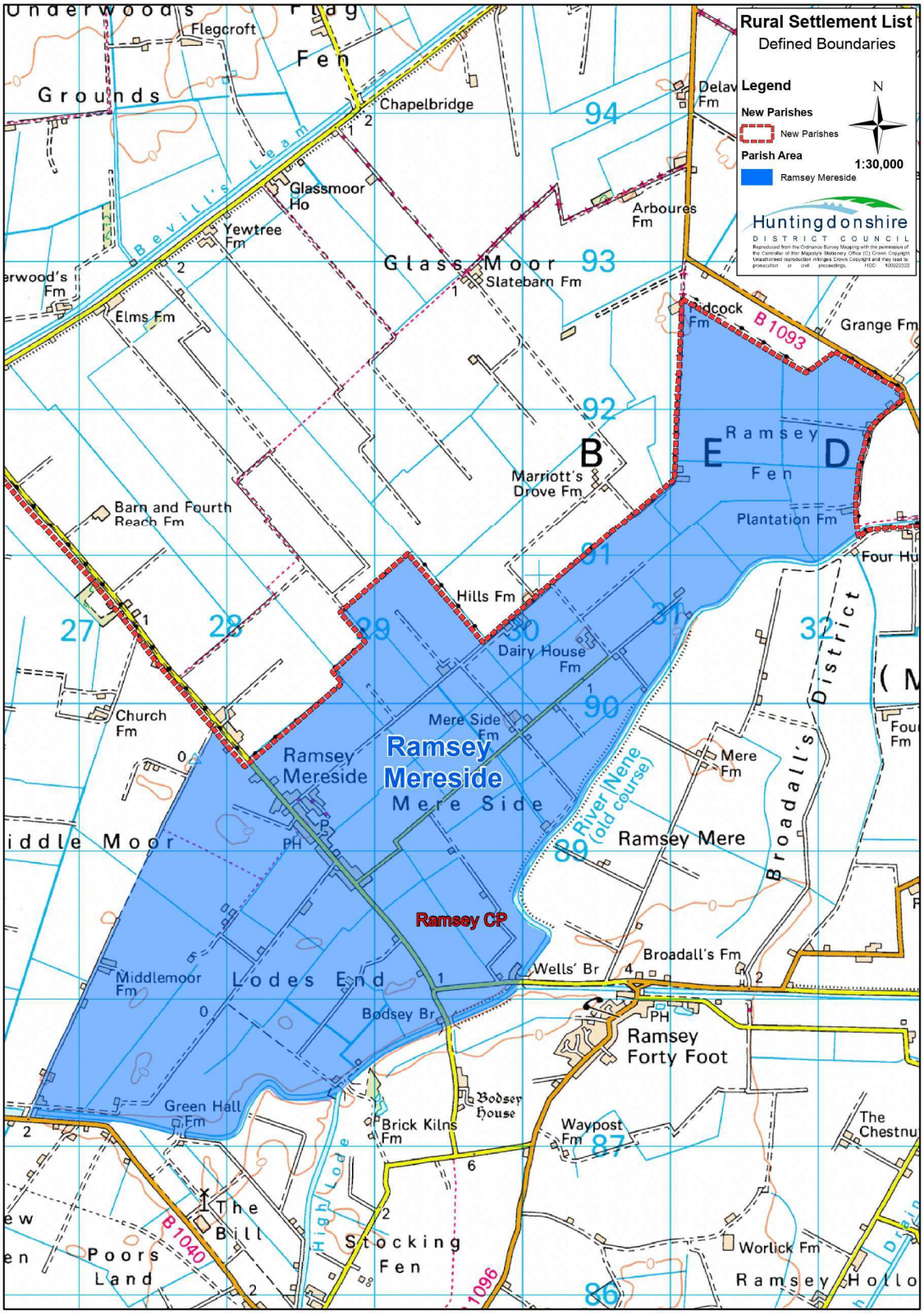
This page is intentionally left blank

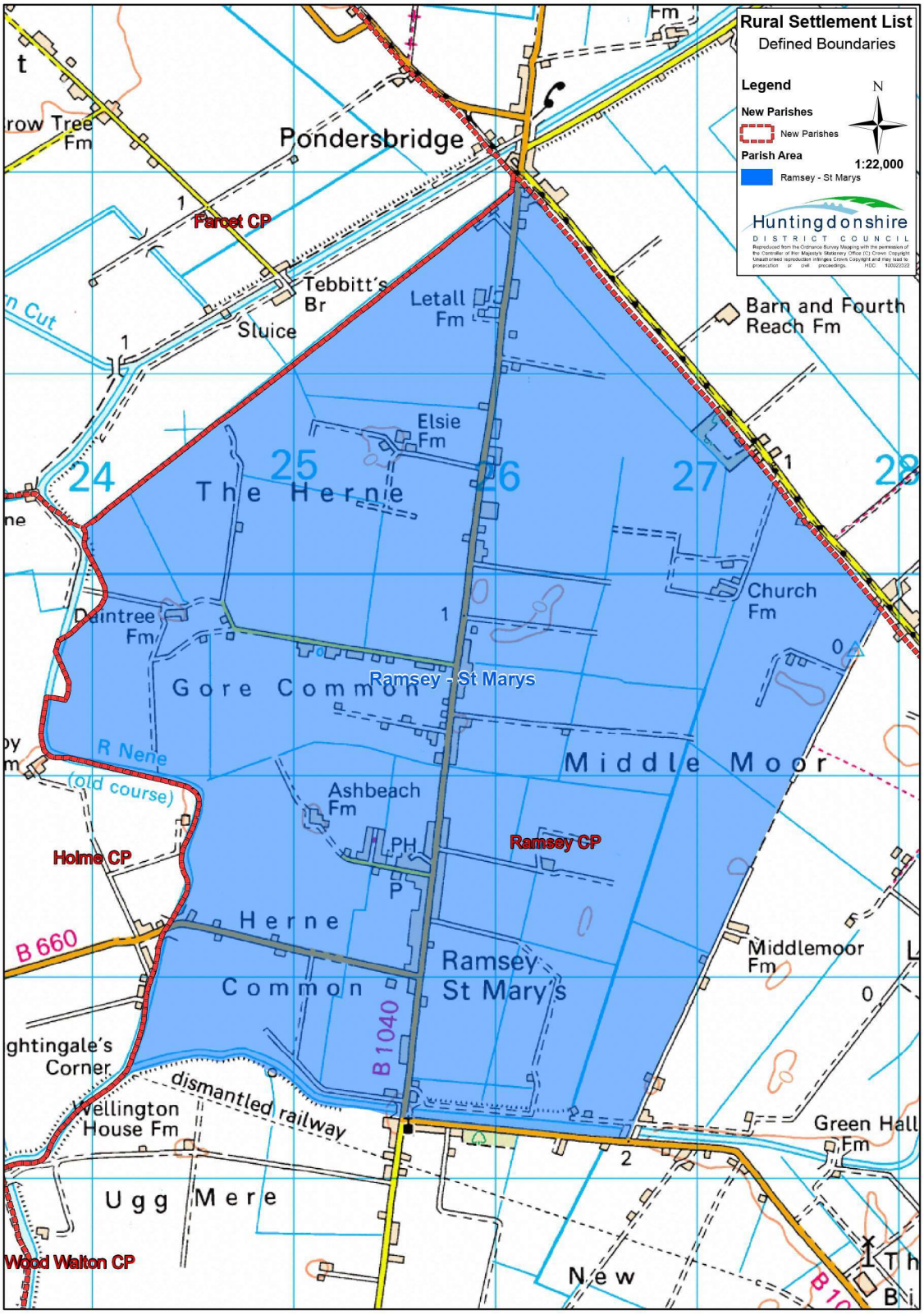

PETERBOROUGH
WHITTLESEY
Water Newton
Alwalton
Chesterton
Elton
Haddon
Morborne
Yaxley
Farcet
Folksworth and Washingley
Stilton
Holme
Denton and Caldecote
Glatton
Conington
Ramsey St Mary's
Ramsey Mereside
Ramsey Forty Foot
Ramsey Heights
Ramsey
Bury
Wood Walton
Upwood and the Raveleys
Warboys
Wistow
Sawtry
Great Gidding
Little Gidding
Winwick
Hamerton and Steeple Gidding
Upton and Coppingford
Alconbury Weston
Abbots Ripton
Broughton
Pidley cum Fenton
Somersham
Old Weston
Buckworth
Brington and Molesworth
Leighton
Kings Ripton
Old Hurst
Colne
Bythorn and Keyston
Barham and Woolley
Alconbury
The Stukeleys
Woodhurst
Earith
Wyton-on-the-Hill
Bluntisham
Catworth
Huntingdon
Houghton and Wyton
St. Ives
Holywell-cum-Needingworth
Spaldwick
Covington
Stow Longa
Ellington
Easton
Brampton
Hemingford Grey
Tilbrook
Godmanchester
Hemingford Abbots
Grafham
Kimbolton
Buckden
Fenstanton
Perry
Offord Cluny and Offord D'Arcy
Diddington
Hilton
Great Staughton
Southoe and Midloe
Great Paxton
Hail Weston
Little Paxton
Toseland
Yelling
Papworth Everard
Staploe
Duloe
St. Neots
Abbotsley
Waresley-cum-Tetworth
Gamlingay
Papworth St Agnes
Boxworth
Elsworth
Lolworth
Bar Hill
Longstanton
Swavesey
Over
Willington
Oakington
Madingley
Caxton Gibbet
Croxton
Eltisley
Cambourne
Highfields
Colmworth
Wyboston
Chawston
Colesden
Roxton
Tempsford
Church End
Great Barford
Little Barford
Milton Ernest
Bolnhurst
Keysoe
Keysoe Row
Little Staughton
Riseley
Pertenhall
Swineshead
Upper Dean
Lower Dean
Melchbourne
Kimbolton
Tilbrook
Stow Longa
Easton
Spaldwick
Catworth
Bythorn and Keyston
Brington and Molesworth
Leighton
Old Weston
Buckworth
Hamerton and Steeple Gidding
Upton and Coppingford
Winwick
Titchmarsh
Thrapston
Great Gidding
Little Gidding
Sawtry
Wood Walton
Glatton
Conington
Holme
Stilton
Folksworth and Washingley
Yaxley
Farcet
Haddon
Elton
Chesterton
Water Newton
Alwalton
Orton Longueville
Hampton Hargate
Hampton Vale
Stanground
Sibson-cum-Stibbington
Yarwell
Wansford
Sutton
Castor
Ailsworth
Upton
Thornhaugh
Nassington
Fotheringhay
Warmington
Cotterstock
Tansor
Lutton
Ashton
Polebrook
Armston
Hemington
Barnwell
Luddington in the Brook
Thurning
Wigsthorpe
Thorpe Waterville
Clopton
Ufford
Bainton
Helpston
Maxey
Deeping Gate
Northborough
Glinton
Peakirk
Werrington
Newborough
Eye Green
Crowland
Thorney
Whittlesey
Eastrea
Coates
Eldernell
Turves
Benwick
Pondersbridge
Flag Fen
King's Delph
Farcet Fen
Ramsey
Ramsey Mereside
Ramsey St Mary's
Ramsey Forty Foot
Ramsey Heights
Bedford Level (Middle Level)
White Fen
Forty Foot Drain
Ramsey Hollow
Tick Fen
Sawtry
Warboys
Upwood and the Raveleys
Wistow
Pidley cum Fenton
Somersham
Broughton
Abbots Ripton
Alconbury Weston
Upton and Coppingford
Hamerton and Steeple Gidding
Great Gidding
Little Gidding
Wood Walton
Glatton
Conington
Holme
Stilton
Folksworth and Washingley
Yaxley
Farcet
Haddon
Elton
Chesterton
Water Newton
Alwalton
Orton Longueville
Hampton Hargate
Hampton Vale
Stanground
Sibson-cum-Stibbington
Yarwell
Wansford
Sutton
Castor
Ailsworth
Upton
Thornhaugh
Nassington
Fotheringhay
Warmington
Cotterstock
Tansor
Lutton
Ashton
Polebrook
Armston
Hemington
Barnwell
Luddington in the Brook
Thurning
Wigsthorpe
Thorpe Waterville
Clopton
Titchmarsh
Thrapston
Old Weston
Brington and Molesworth
Leighton
Bythorn and Keyston
Buckworth
Barham and Woolley
Alconbury
The Stukeleys
Kings Ripton
Old Hurst
Woodhurst
Wyton-on-the-Hill
Bluntisham
Earith
Colne
Somersham
Pidley cum Fenton

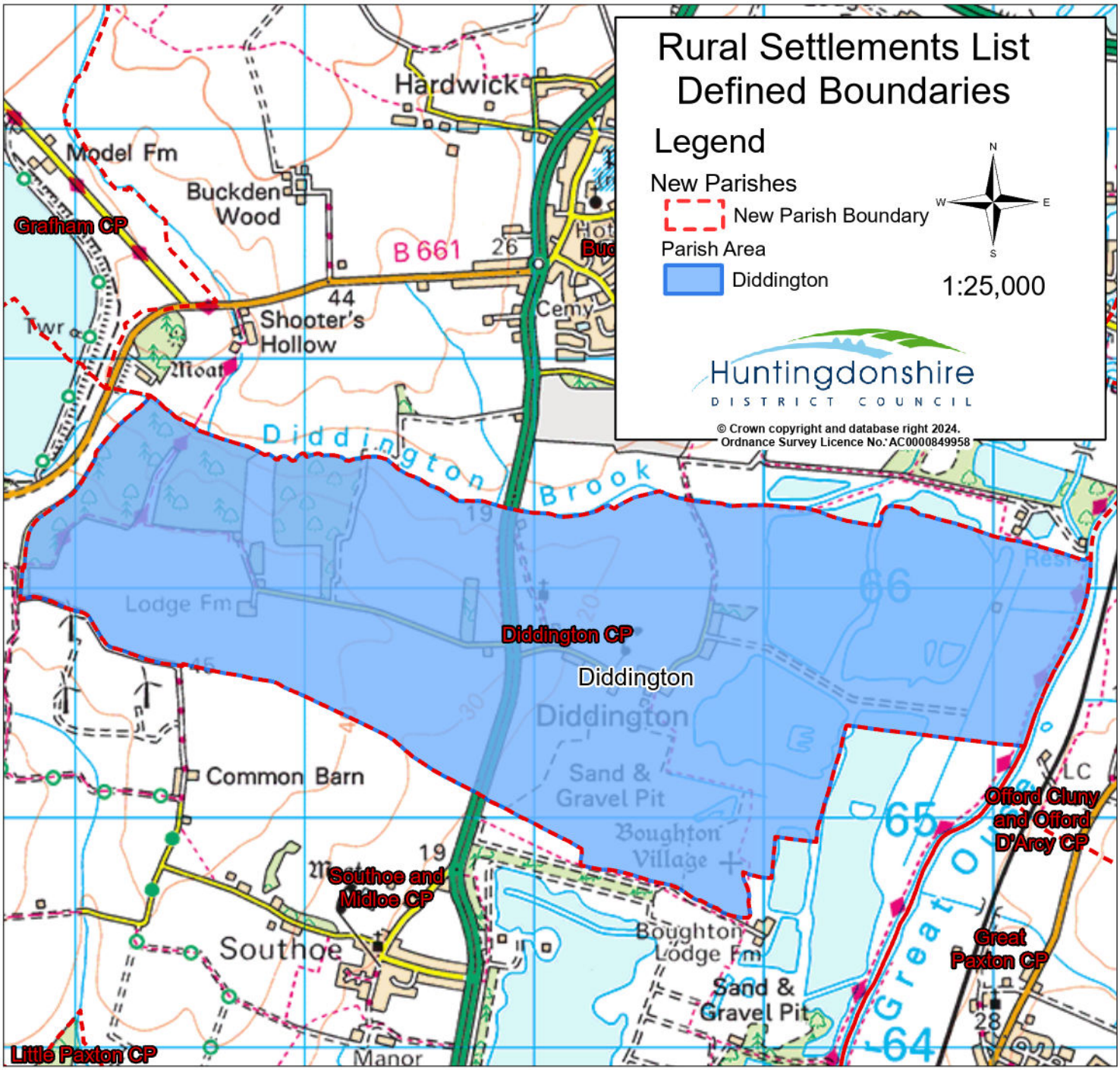
This page is intentionally left blank


Rural Settlement List
Defined Boundaries
Legend
New Parishes
New Parishes
Parish Area
Ramsey Forty Foot
N
1:30,000
Huntingdonshire
DISTRICT COUNCIL
Ramsey - Forty Foot
Ramsey CP
Warboys CP
Bury CP
Ramsey Forty Foot
Ramsey Mere
Benwick
Benwick Mere
Ramsey Fen
Ramsey Hollow
Tick Fen
Bury Fen
Turf Fen
RAMSEY
Keyworth House Fm
Marriott's Drove Fm
Plantation Fm
Four Hundred Fm
Hills Fm
Dairy House Fm
Mere Side Fm
Mere Fm
Broadall's Fm
Roadside Fm
Marley Fm
Bank Fm
Wells' Br
Waypost Fm
Bodsey House
The Chestnuts
Dawson's Fm
Worlick Fm
Toll Fm
Park Fm
Hollow Heap Fm
Froghall Fm
Rowells Fm
Red Tile Fm
Dovehouse Fm
Poplar Tree Fm
Newtons Fm
Sports Centre
Abbey (rems of)
B1096
River Nene (old course)
Broadall's District
Lily Holt
Ash Drain


Rural Settlement List
Defined Boundaries
Legend
New Parishes
New Parishes
Parish Area
Ramsey Heights
1:18,000
Huntingdonshire
DISTRICT COUNCIL
Nightingale's Corner
Holme CP
Wellington House Fm
dismantled railway
B104
Ugg Mere
Wood Walton CP
Ramsey CP
New Fen
Poors Land
B1040
The Bill
Ramsey Heights
Lotting Fen
Ramsey Heights
Bury Green Fm
Upwood and the Raveleys CP
Common Fm
1
2
3
4


Rural Settlement List
Defined Boundaries
Legend
New Parishes
New Parishes
Parish Area
Ramsey Mereside
N
1:30,000
Huntingdonshire
DISTRICT COUNCIL
Ramsey Mereside
Ramsey CP
Ramsey Forty Foot
Ramsey Mere
Ramsey Fen
Glass Moor
Lodes End
Middle Moor
Stocking Fen
Poors Land
Mere Side
Chapelbridge
Flegcroft
Glassmoor Ho
Yewtree Fm
Elms Fm
Slatebarn Fm
Arboures Fm
Grange Fm
Ridcock Fm
B 1093
Marriott's Drove Fm
Barn and Fourth Reach Fm
Plantation Fm
Hills Fm
Dairy House Fm
Church Fm
Mere Side Fm
Mere Fm
River Nene (old course)
Broadall's District
Broadall's Fm
Wells' Br
Bodsey Br
Bodsey House
Middlemoor Fm
Green Hall Fm
Brick Kilns Fm
Waypost Fm
Worlick Fm
The Bill
B 1040
High Lode
1096
94
93
92
91
90
89
87
86
32
31
30
29
28
27


Rural Settlement List
Defined Boundaries
Legend
New Parishes
New Parishes
Parish Area
Ramsey - St Marys
N
1:22,000
Huntingdonshire
DISTRICT COUNCIL
Pondersbridge
Farcet CP
Tebbitt's Br
Sluice
Letall Fm
Barn and Fourth Reach Fm
Elsie Fm
24
25
26
27
28
The Hernie
Daintree Fm
Church Fm
Gore Common
Ramsey - St Marys
R Nene
(old course)
Middle Moor
Ashbeach Fm
PH
Holme CP
Ramsey CP
Herne
B 660
Ramsey St Mary's
Common
Middlemoor Fm
B 1040
ghtingale's Corner
dismantled railway
Wellington House Fm
Green Hall Fm
Ugg Mere
Wood Walton CP
New


Rural Settlements List
Defined Boundaries
Legend
New Parishes
New Parish Boundary
Parish Area
Diddington
N
W
E
S
1:25,000
Huntingdonshire
DISTRICT COUNCIL
© Crown copyright and database right 2024.
Ordnance Survey Licence No: AC0000849958
Hardwick
Model Fm
Buckden Wood
Graiham CP
B 661
26
44
Shooter's Hollow
Moat
Cemy
Diddington Brook
Lodge Fm
Diddington CP
Diddington
Diddington
Common Barn
Sand & Gravel Pit
Boughton Village
Offord Cluny and Offord D'Arcy CP
Great Ouse
Southoe and Midloe CP
Southoe
Boughton Lodge Fm
Sand & Gravel Pit
Great Paxton CP
Little Paxton CP
Manor
65
66
64
19
28

This page is intentionally left blank