

Chichester District Council

THE CABINET

5 December 2017

Review of Rural Settlement List

1. Contacts

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2. Recommendation

- 2.1 That the amended Rural Settlement List be approved for publication as set out in the appendix to the agenda report.**

3. Background

- 3.1 Section 42A of the Local Government Finance Act 1988 as amended by the Local Government and Rating Act 1997 requires billing authorities, such as Chichester District Council, to compile and maintain a rural settlement list.
- 3.2 The settlements shown in the list are those which appear to the authority to have a population of not more than 3,000 on the 31 December immediately before the beginning of the following financial year (1 April).
- 3.3 A rural settlement list must identify the boundary of each settlement, whether by defining the boundaries by ward or parish or referring to boundaries in a map or other document. The rural settlement list, as shown in appendix 1, has been defined by reference to maps, rather than accepting ward or parish boundaries, to be the boundary of the settlement. The purpose of the Rural Settlement List is to allow the Council to grant within the specified limits, Rural Rate Relief to rural post offices, village shops, public houses and petrol stations.
- 3.4 The list is reviewed each year to ensure that as many qualifying businesses as possible benefit from rate relief. This is the first proposed amendment to the list since December 2002.

4. Outcomes to be Achieved

- 4.1 To maintain the rural settlement list in accordance with regulations.
- 4.2 If approved, the number of rural settlements within the district will increase to incorporate the new rural settlement of Hampers Green.

- 4.3 To continue to support the sustainability of our rural communities by ensuring that the access to rate relief is maximised through the rural settlement list.

5. Proposal

- 5.1 The 2017 review of the list has identified that the rural settlement of Petworth has the potential to exceed its rural settlement population of 3,000. As a consequence a new rural settlement, Hampers Green, has been created.
- 5.2 Hampers Green was chosen as it is already an established historic settlement within the Parish of Petworth and the proposed rural settlement contains approximately 70 dwellings, a community hall and village pub.
- 5.3 As a consequence of creating a new rural settlement within the Parish of Petworth, the potential for the Petworth rural settlement to exceed a population of over 3,000 will be diminished.
- 5.4 That the area known as 'Hampers Green' be included in the Rural Settlement List from April 2018.
- 5.5 That the amended Rural Settlement list as set out in Appendix 1 is approved.

6. Alternatives Considered

- 6.1 To declassify Petworth as a rural settlement for business rate purposes. Currently no businesses within the Petworth settlement receive rural rate relief. However by declassifying Petworth, potentially a new rural business such as a village petrol station may not qualify for a reduction. This in turn discouraging them from opening the business within the settlement area.

7. Resource and Legal Implications

- 7.1 Any awards of mandatory or discretionary relief will be shared with the preceptors and central governments under the business rate retention scheme. Amending the list as proposed does not result in additional relief awards.

8. Consultation

- 8.1 There is no formal consultation but if the authority considers that alterations are required to the list for the forthcoming financial year it must make the draft list available for inspection for the three months preceding the beginning of that year.

9. Community Impact and Corporate Risks

- 9.1 If the rural settlement list is not accurately maintained it could have an adverse impact on rural communities by limiting access to rural rate relief. Rural rate relief provides financial support to rural shops, post offices, pubs and petrol filling stations helping them to remain viable and able to provide valuable services to our rural communities.

10. Other Implications

Are there any implications for the following?		
	Yes	No
Crime and Disorder		No
Climate Change: Are there any implications for the mitigation of or adaptation to climate change? If in doubt, seek advice from the Environmental Strategy Unit (ESU).		No
Human Rights and Equality Impact You should complete an Equality Impact Assessment when developing new services, policies or projects or significantly changing existing ones. For more information, see Equalities FAQs and guidance on the intranet or contact Corporate Policy.		No
Safeguarding and Early Help		No
Other (please specify) eg biodiversity		No

11. Appendices

11.1 Rural Settlement list.

12. Background Papers

None