

East Cambridgeshire District Council Rural Settlement List 2026/27

CONSULTATION – 8 December 2025 – 6 March 2026

Introduction

Under s42A of the Local Government Finance Act 1988, East Cambridgeshire District Council ('the Council') must compile and maintain a 'rural settlement list'. Once in place, the list must be reviewed, updated if necessary and republished each year. In order to amend such a list, s42B of the above Act confirms that the Council must, for a period of three months before the start of the chargeable financial year, make available for inspection a draft of the list. That draft list is at Appendix 1 below.

Qualifying settlements

For an area or settlement to qualify to be inserted on the list, the Act confirms that:

- The settlement is wholly or partly within the Council's area, and
- Appears (for the financial year 2026/27) to the Council to have a population of not more than 3,000 on 31 December 2025

A rural settlement list must identify the boundaries of each settlement (whether by defining the boundaries or referring to boundaries defined in a map or other document).

If the Council wishes to amend the list in future years, it must consult for three months prior to the start of the applicable financial year before doing so.

A copy of this draft list, and the subsequent final list for 2026/27, will be available on the Council's website ([Business rates reductions and appeals | East Cambridgeshire District Council](#)), and in paper form at the main council office, Ely.

Proposed List

Attached at Appendix 1 is the proposed list, for consultation purposes. The main data source for determining areas to fall on the list is the Cambridgeshire Mid-2022 Population and Dwelling Stock Estimates (published April 2024): [Cambridgeshire and Peterborough Mid-2022 Estimates \(xlsx.117KB\)](#)

Benefits of being on the list

The purpose of preparing the list is in relation to Business Rate Relief. In short, you could (if you apply) get Rural Rate Relief if your business is in a settlement as listed. Such rural rate relief means that you won't pay business rates if your business is in an eligible settlement and either:

- The only village shop or post office, with a rateable value of up to £8,500
- The only public house or petrol station, with a rateable value of up to £12,500

Consultation arrangements

If you have any comments on the attached list (for example, a settlement should be removed or added), please let the council know by 5pm on Friday 6 March 2026, by emailing kieran.carr@eastcambs.gov.uk or by writing to Kieran Carr at East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE. Please provide as much evidence as possible to explain why you think a change is needed. Post consultation, a final list will be prepared and published for the financial year 2026/27.

Appendix 1: The Proposed Rural Settlement List for 2026/27 (subject to consultation outcome)

East Cambridgeshire District Council Rural Settlement List 2026/27

(under s42A of the Local Government Finance Act 1988)

All businesses located within the following settlements within the East Cambridgeshire area are deemed to be within a rural settlement (settlements appearing to have a population of less than 3000 (at 31st December 2025).

The boundaries of the settlements listed are, for the purpose of the 2026/27 list, defined by the 'development envelopes' on the Policies Map for East Cambridgeshire. The Policies Map is comprised of the maps agreed as part of the East Cambridgeshire Local Plan or, where applicable, the maps agreed as part of a more recent parish-based Neighbourhood Plan.

Link to the Local Plan maps:

[Local Plan | East Cambridgeshire District Council](#)

Link to Neighbourhood Plans:

[Neighbourhood Plans | East Cambridgeshire District Council](#)

Aldreth	Pymoor
Ashley	Queen Adelaide
Barway	Reach
Black Horse Drove	Saxon Street
Bottisham	Snailwell
Brinkley	Stetchworth
Burrough Green / Burrough End	Stretham
Chettisham	Stuntney
Cheveley	Swaffham Bubeck (inc. Commercial End)
Chippenham	Swaffham Prior
Coveney	Upend
Dullingham	Upware
Isleham	Wardy Hill
Kennett	Wentworth
Kirtling	Westley Waterless
Little Downham	Wicken
Little Thetford	Wilburton
Lode with Long Meadow	Witcham
Mepal	Witchford
Prickwillow	Woodditton