David Ashforth
Sunnyholme Cottage Preston-under-Scar LEYBURN DL8 4AH Tel:

RICHMONDSHIRE DISTRICT COUNCIL
REC'D 20 AUG 2012

Planning Policy
Swale House
RICHMOND
DL10 4JE

16.8.2012

Dear Mr Hiles

Proposed £40,000 New Build Tax

I regret that this proposal has been smuggled in under a coded heading SB26 on the Richmondshire Council agenda.

I have attended all the LDF meetings and have studied the draft LDF closely.

The proposed £40,000 new build tax was not mentioned at any of the meetings; it is absent from the draft LDF, and has not come before Parish Councils for their comments.

The proposal should at the very least be deferred until it has gone through the proper consultation process. The current evasion risks feeding public scepticism about local councils and their officers.

My grounds for opposing the proposal include:

1. There is no consideration in SB26 of the likely effect on local building and builders. The most likely outcome is a complete stop on all new building in rural areas. This undermines Richmondshire Council policy of enabling development to take place.

2. The proposed tax is unfairly levied on rural areas to provide benefits for urban areas. Efforts to provide new build affordable housing in rural areas have been an exercise in frustration.

3. The proposed tax puts at risk the conservation of the built environment. In my five years as planning secretary for the local branch of the Council for the Preservation of Rural England we had to conclude that best way of preserving the multitude of stone field barns now unused was to allow their sensitive conversion to domestic dwellings some of them for local farm workers. A £40,000 surcharge would have put a stop to any conversion I was aware of.

I urge you to think again about the likely outcomes of this proposal, and not to go ahead with it in any case before it has been subject to consultation with Parish Councils and other concerned bodies,

Yours sincerely,

David Ashforth

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Swale House
RICHMOND
DL10 4JE

10.9.2012

Dear Mr Hiles

Proposed 40% New Development Tax

Thank you for your letter and submission form for the RDC Local Core Strategy.

I would like to withdraw my letter of 16th August, with apologies for the inaccuracies it contained.

My submission on the appropriate form is enclosed.

I understand and share the RDC's concern about the provision of affordable housing, but a tax bombshell on small and single sites is not the way to do it.

You might be interested in the enclosed article from Saturday's Financial Times describing how much smaller percentage changes in property tax have effected a large change in London housing, even for students with the wealthiest of parents. Evidence that well intentioned tax changes produce unintended results.

Yours sincerely,

David Ashforth

RICHMONDSHIRE DISTRICT COUNCIL

11 SEP 2012

Richmondshire District Council
Local Plan Core Strategy
Proposed Submission
August 2012

Representations Form

Please read the guidance notes before completing this form

This form comprises two parts:
Part A - Personal details
Part B - Your representation(s)

Both Part A and Part B of this form need to be completed in order for your representation(s) to be valid. Please complete a separate sheet (Part B) for each representation you wish to make. Further copies of this form can be downloaded from www.richmondshire.gov.uk/localplan.aspx
You do not need to fill out Part A for each representation, provided that all representations made are securely attached.

Your completed form must be returned to the following address to reach us no later than 4pm on Friday 14 September 2012:

Planning Policy
Richmondshire District Council
Swale House
Frenchgate
Richmond
DL10 4JE

Alternatively, you can email localplan@richmondshire.gov.uk and submit this form as an attachment.

Please note, all representations will be made available for public inspection on our website www.richmondshire.gov.uk/localplan.aspx with personal details (i.e. email address, telephone number and signature) removed.

PART A - Personal details

	YOUR DETAILS	AGENT'S DETAILS
Title	REV	
First name	DAVID	
Last name	ASHFORTH	
Job title (if applicable)	PARISH COUNCILS REP FOR MID WENSLEYDALE ON NYCCRC	
Work/Organisation (if applicable)		
Address	SUNNY HOLME PRESTON-UNDER-SCAR LEYBURN	
Postcode	DL8 4AH	
Telephone no.		
Email address		

PART B - Your representation(s)
Please use a separate form for each representation

4049

Name/Organisation:

Q1 To which part of the Core Strategy Proposed Submission Document does this representation relate? (Spatial Principle, Sub Area Strategy or Core Policy)

Policy number (e.g. SP2, CRSS or CP8): CP6

Page/paragraph number(s):

Please Note: Your representation should cover succinctly all the information, evidence and supporting information necessary to fully support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. After this stage, further submissions will be only at the request of the inspector, based on the matters and issues he/she identifies for examination.

Q2 Do you consider the Core Strategy Proposed Submission Document is ...?

	Yes	No	Don't know
(a) Legally compliant	☐	☑	☐
(b) Sound	☐	☑	☐

If you answered '*No*' to (a) or (b) above, please continue to Q3, otherwise continue to Q5

Q3 Do you consider the Core Strategy unsound because it is NOT...? *(please refer to guidance notes)*

- ☐ *Justified*
- ☑ *Effective*
- ☑ *Consistent with national policy*
- ☑ *Positively prepared*

Please give details of why you consider the Core Strategy Proposed Submission Document is not legally compliant or is unsound. Please be as precise as possible:

1. THE CP6 PROPOSAL TO IMPOSE A 40% SURCHARGE FOR AFFORDABLE HOUSING ON SMALL OR SINGLE SITE DEVELOPMENTS WAS NOT IN THE DRAFT LDF CONSIDERED BY PARISH COUNCILS. THE PROPOSAL REPRESENTS A MAJOR CHANGE IN POLICY WHICH HAS NOT FOLLOWED A PROPER CONSULTATION PROCESS.

2. CP6 PARAGRAPH 4.6.7. STATES THAT THERE IS NO EVIDENCE THE PROPOSED SURCHARGE WOULD HOLD BACK AVAILABLE SMALL SITES. THAT IS ONLY BECAUSE YOU HAVEN'T IMPOSED THE CHARGE YET SO YOU CAN'T KNOW WHAT THE EFFECT WILL BE. CONVERSATION WITH LOCAL BUILDERS AND LANDOWNERS HAS PRODUCED THEIR UNANIMOUS CONCLUSION THAT SUCH A CHARGE WOULD BRING SMALL AND SINGLE SITE DEVELOPMENT TO A DEAD STOP IN MY VILLAGE THREE NEW BUILDINGS - TWO ON A SMALL SITE AND ONE BARN CONVERSION REMAIN UNSOLD AFTER FOUR YEARS ONE IS RENTED, ONE IS USED BY THE DEVELOPER FOR HOLIDAYS ONE STANDS EMPTY. THERE IS EVIDENCE THAT THIS KIND OF DEVELOPMENT IS ALREADY ECONOMICALLY MARGINAL WITHOUT A SURCHARGE. SUCH A CHARGE WOULD STOP IT ALTOGETHER.

continue on a separate sheet if necessary

Q4 Please set out what change(s) you consider necessary to make the Core Strategy Proposed Submission Document legally compliant or sound, having regard to the test you have identified at Q3 where this relates to soundness. You need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

4049

1. THE PROPOSALS IN CP6 NEED TO BE CIRCULATED TO PARISH COUNCILS AS PART OF THE CONSULTATION PROCESS

2. CONSULTATION IS REQUIRED WITH LOCAL DEVELOPERS AND LAND OWNERS TO DISCOVER WHAT LEVEL OF SURCHARGE FOR AFFORDABLE HOUSING THEY ARE PREPARED TO ACCEPT FOR SMALL AND SINGLE SITE DEVELOPMENTS.

3. THE PROPOSALS NEED TESTING FOR COMPLIANCE WITH NATIONAL POLICY NOW CONSIDERING THE REMOVAL OF AFFORDABLE HOUSING REQUIREMENTS ON NEW DEVELOPMENTS IN ORDER TO PROMOTE URGENTLY NEEDED ECONOMIC GROWTH.

continue on a separate sheet if necessary

Q5 If you wish to support the legal compliance or soundness of the Core Strategy Proposed Submission Document, please use the space below to set out your comments:

continue on a separate sheet if necessary

If your representation is seeking a change to the Core Strategy Proposed Submission Document, do you consider it necessary to participate at the oral part of the examination?

- [x] *No, I do not wish to participate at the oral examination*
- [ ] *Yes, I wish to participate at the oral examination*

If you have selected '*No*', your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

If you wish to be notified of future stages of plan preparation, please tick the appropriate box(es) below:

- [x] *Submission for Examination*
- [x] *Inspector's Report Publication*
- [x] *Adoption*

Please notify me by:

- [ ] *Post*
- [x] *Email*

Please Note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature: Date: 10/9/2012

News Analysis

Overseas students go for prime London lets

Property

Demand soars after government tax measures, writes **Lucy Warwick-Ching**

Wealthy families of overseas students are boosting demand for prime central London rental properties, choosing to rent rather than buy, following tough government measures to crack down on property tax avoidance.

As well as introducing a top rate of stamp duty at 7 per cent for all homes

lettings at W A Ellis. "They are coming from all around the world and their tenancies are generally being guaranteed and paid for by their parents who are paying up to £1,000 per week."

The most popular areas in central London for overseas students are locations close to universities, such as Knightsbridge, favoured by Russian families, and Belgravia, one of the top locations for Chinese students.

Mark Howell, head of riverside lettings at Knight Frank, says there has been a 28 per cent rise in the student lets on their books this year compared with last year. He also added that the proportion of Chi-

Property hotspots for well-heeled students

Average rent per week and which nationalities favour different districts

priced over £2m, the Budget introduced a 15 per cent levy on residential properties costing £2m or more and bought through a company structure.

Overseas buyers with children at university in the UK often purchase property for them to live in while they study, through company structures. This is typically to preserve their anonymity, as well as reduce tax bills. But many are now renting, rather than buying, prime property.

"The uncertainty created by tax changes in the Budget is fuelling a surge in overseas students renting out property in prime central London as opposed to buying," said Mark Harris, chief executive of mortgage broker SPF Private Clients.

"Many wealthy parents who would normally have bought an apartment for their children to live in during their studies are delaying such a decision until the tax position is clearer, and renting in the meantime. This is having the effect of pushing up rents and leading to a scarcity of property for rent at the top end."

W A Ellis also reports increased interest in rental properties worth up to £2m from overseas investors. "We have been absolutely inundated with high net worth student enquiries from those wanting to get settled prior to the new academic year," said Lucy Morton, senior partner and head of nese students seeking accommodation has doubled, from 20 per cent of Knight Frank's overall students, to 40 per cent.

The number of Russian students has doubled from 10 per cent to 20 per cent.

"The majority of these overseas students will tend to pay rents of between £350 to £750 per week, but some will pay up to £10,000 a week to secure the most sought-after properties," he added.

Joanna Bishop, from independent buying agents Property Vision, said international students – notably from the Middle East, Russia and Asia – are drawn to newer, secure, landmark buildings in Knightsbridge, Mayfair and Kensington over the past 10 years.

For the money they are willing to pay, they want modern, stylish apartments in a central location. Guy Bradshaw, in the Mayfair office at Savills said: "Students and their parents are looking for the best and the bigger the budget, the more particular they are wanting contemporary decor, state-of-the-art technology and air-conditioning." Overseas students make good tenants for UK landlords. "They can be lucrative for landlords," said Javier Carrillo, partner at LDG.

"Unless a foreign student has a relative living in the UK who can co-sign their tenancy agreement, they must pay at least six months' rent upfront. This translates to 90 per cent of wealthy students paying rent upfront."

Student accommodation developer, Vitastudent.com says potential landlords should watch for properties that only have one year's rental guarantee.

Experts say apartments that are sure to generate strong rental returns will have at least two years' rental assurances, because the developer can be certain the properties will rent out.

Merryn Somerset Webb, Page 5

MORE ON THE WEB

Listen to Lucy talk about prime London student lets on the FT Money Show

www.ft.com/moneyshow

Source: Knight Frank FT graphic Photos: Alamy

Case study

'I wanted to be close to campus'

Yu Pancheng, a 22-year-old student from China, is one of thousands of overseas students who come to London to study, writes **Lucy Warwick-Ching**.

He recently graduated from University College London with a BSc in statistics, economics and finance, and this week he started a masters in risk and financial engineering at Imperial College.

Like many students living in the capital, he rents a one-bedroom apartment. Unlike most, his flat is in Sloane Square, and he pays £500 a week rent.

"I wanted to be close to campus and this flat is just a short bus ride away," said Yu (pictured). "I also wanted somewhere that I felt safe – I am in a new building, and there is a porter."

He added that he wanted to live somewhere that was relatively quiet, with green spaces close by and relatively close to the river.

He said his family considered buying a property for him to live in during his time in the UK but decided to wait to see if he was able to secure a permanent job in the capital.

Glen Ford, from Hamptons International in Sloane Square who helped Yu to find an apartment, said: "Overseas students with healthy budgets of around £1,500 to £2,500 per month are attracted to areas around Sloane Square due to the vibrancy of the area, fantastic transport links and proximity to the campuses of Imperial and King's colleges."