STANTON MORTIMER

PROPERTY CONSULTANTS

7

Acknowledged

Rural
Residential
Commercial

80/81 High Street
Northallerton
North Yorkshire
DL7 8EG

Tel 01609 781234
Fax 01609 778998

northallerton-c@stantonmortimer.co.uk
www.stantonmortimer.co.uk

Your Ref:

Our Ref: JWGC/JT-D/SMBus
Please quote our reference on all correspondence

J Hiles Esq
Planning Policy Officer
Swale House
RICHMOND
DL10 4JE

RICHMONDSHIRE DISTRICT COUNCIL
29 AUG 2012

24 August 2012

Dear Mr Hiles

Core Policy CP6: Providing Affordable Housing

Thank you for taking the trouble to write a personal letter dated 21 August 2012.

Please do consider my letter re the soundness of the core strategy and I apologise it was not put on your official representation form.

In a nutshell there is no requirement for any tax to be imposed upon the building of new properties within the countryside in Richmondshire. Every programme one listens to there is emphasis that a major house re-building programme should be started to get the Country out of recession – putting a gigantic penalty on each building plot is hardly the way forward.

Yours sincerely

J W G Cameron FRICS
Director
RICS Registered Valuer

Acknowledged. 5/9/12

E:\Letters\Misc\099-1208031 - RDC.doc

STANTON MORTIMER
PROPERTY CONSULTANTS

Rural
Residential
Commercial

80/81 High Street
Northallerton
North Yorkshire
DL7 8EG

Tel 01609 781234
Fax 01609 778998

northallerton-c@stantonmortimer.co.uk
www.stantonmortimer.co.uk

Your Ref:

Our Ref: JWGC/JT-D/SMBus
Please quote our reference on all correspondence

Planning Policies
Swale House
RICHMOND
DL10 4JE

13 August 2012

Dear Sirs

Core Policy CP6: Providing Affordable Housing

I have seen sight of the above policy and must admit to being confused. As I understand the proposal it will be necessary for any house which is to be built in rural Richmondshire (but not the National Park) to have a penalty payment made to the Local Authority of circa £40,000.

I practice as a chartered surveyor in North East England and at present the market is stagnant and needs all help to get revitalised. It is startling to propose that a levy/tax of £40,000 per new build property will have any positive effect other than to ensure the following:-

1. Houses are built within the urban fringes of Richmond which I understand, for some reason, do not incur any tax penalty.

2. Prospective purchasers will acquire property outside Richmondshire where the tax penalty is either non existent or not so high.

3. The sale price of the land will be significantly reduced which therefore means a potential vendor is less likely to place land on the open market.

4. The sale price of any new house built in rural Richmondshire will be increased by £40,000 which cannot exactly help the market or ensure a ready supply of new houses.

If we were living in an area dominated by socialists and left wing thinkers then the policy would be fully understandable. However, it seems to go against the grain of the more conservative/liberal thinking that appertains in Richmondshire.

Please record my total opposition to the imposition of the absurd policy CP6 : providing affordable housing by way of a £40,000 levy per house built.

Yours faithfully

RICHM COUNCIL
16 AUG 2012

J W G Cameron FRICS
Director
RICS Registered Valuer

Stanton Mortimer Ltd, Registered Office, 1a Meal Market, Hexham, Northumberland NE46 1NF • Registered in England No. 5346678
Regulated by RICS